FILE

LCHR

First Federal Building
7986 Scenic Highway
Baton Rouge, Louisiana 70807

Louisiana Council on Human Relations

February 1, 1969

Greetings:

The federal government offers 100% financing, on a no-liability basis, to non-profit groups who choose to sponsor low rent and/or low cost housing facilities for low and moderate income families, the underpriviledged and the aged.

This office, acting jointly with the Housing Committee of the Baton Rouge Diocese Office of Social Responsibility, is sponsoring a seminar to be held on February 15th at the Catholic Life Center in Baton Rouge; for the purpose of having representatives of the government agencies involved explain the provisions of the various programs available, and the procedures required to organize the non-profit sponsoring groups.

A copy of the seminar program is attached, along with a registration form; and we sincerely hope that you will be able to either attend or send a representative. In any event, please fill in and return the form, to assist us in completing a study of the housing needs of your area.

Yours very truly,

LOUISIANA COUNCIL ON HUMAN RELATIONS

Patricia B. Miller

Mrs. Patricia Miller
Executive Director

PM:a

attachments

Dear Mrs Miller

Paul has today handed me your letter of 1 February 1969. I regret that I already have commitments for this day.

February 7, 1969

Mrs. Patricia Miller
Executive Director
Louisiana Council on Human Relations
First Federal Building
7986 Scenic Highway
Baton Rouge, Louisiana 70807

Dear Mrs. Miller:

Paul has as of today, handed me your letter of February 1, 1969. I regret that I already have commitments for this day. I think you should be congradulated for assembling such a fine program and I wish I could attend.

Sincerely yours,

Moreland Griffith Smith
FAIA
Director, Urban Planning

MGS/mv

HOUSING FOR LOW INCOME GROUPS

by:

Reverend William M. Roach,

St. Francis Xavier University

Extension Department

Sydney, N. S.

October 1, 1968

"Give a man the secure possession of a bleak rock, and he will turn it into a garden; give him a nine year's lease of a garden and he will convert it into a desert.....The magic of ownership turns sand into gold."

HOUSING FOR LOW INCOME GROUPS

I think that most of you will agree that in Canada today housing is a serious problem, at one time or another, for almost everyone. Even people of substantial means do not always find precisely what they are looking for as a place in which to live. Demand for housing remains high. The price of materials and the cost of labor is high. The supply of new homes never quite seems to meet the demand.

For the low income groups this problem is acute. This is especially true in the Atlantic Provinces where in recent years we have been faced with some remarkable shifts in population. In the first place there has been the fundamental and continuing shift, common to all parts of North America, from rural to urban areas, and this will continue for the foreseeable future. In addition we have seen the shifts of workers from established industrial areas into new ones such as have been developing, for instance, in Pictou County and the Strait of Canso area in Nova Scotia.

The problem is a serious one, and will not easily be resolved. Certainly the passage of time alone will not resolve it, for the underlying cause of the problem is destined to be with us for a long time. Under the impact of an expanding economy, stimulated and buoyed up by a whole series of govern-

ment-sponsored incentive programs, industrial development in Canada has attained a peak unexceeded in our history. The big problem today is not only to find industry, but to build the communities which industry has made necessary. For surely there is little point in pursuing a program of accelerated industrial development unless its end result is the creation of orderly, pleasant communities in which everyone, at all income levels, can live satisfactory and happy lives. Without adequate housing such an end is not possible.

I am not going to suggest to you today that there is any one answer to the problem. But there are some answers, and some are better than others. I think we will agree, at the outset, that as with other problems of national magnitude the influence of government policy is paramount. The government does have a national housing program, which finds expression in the operations of the Central Mortgage and Housing Corporation. One of the main criticisms of the CMHC program, however, is that it is a national program, and proceeds from a national rather than a regional point-of-view. There is much to suggest that the CMHC program functions more effectively in such places as Toronto and Hamilton and Montreal than it does, say in St. John's, Newfoundland; Sydney, Nova Scotia; or Moncton, New Brunswick.

I would suggest that Central Mortgage and Housing Corporation policy might be more effective if it were applied more on a regional than a national basis, taking regional needs and conditions into account.

Government intervention on the housing scene takes a number of forms. We are all familiar with the assistance provided, through low-cost CMHC mortgage loans, to permit individuals to construct homes which will eventually become their own property. This level of financing, however, is rarely of assistance to the low income groups. And when I speak of low income groups I am referring to those wage-earners whose annual income would fall roughly between $3,000 and $5,000.

For those in this category the government provides assistance of another sort. This falls under the heading of low rental housing. Most of this takes the form of apartment blocks, duplex-style houses, and other forms of multiple-unit housing. Most of this housing is available on the basis of fully-serviced rental. A good example would be found in the low rental housing units now under construction in Sydney which, with heat, light, stove and refrigerator included, will be operated at a cost of about $134.00 per month. Several hundred low rental units have been constructed in Halifax in the past 25 years. The tenant, however, pays rent at something less than this figure, depending upon his income and the established rate of government subsidy.

In the accompanying table (Appendix A) the amount of subsidy paid for the varying income levels is listed. A tenant earning $5,000 per annum pays a rental of $108 per month, whereas a tenant at the $3,000 level receives a subsidy and pays only $52.00 a month.

At the present time this low rental housing is the only avenue open to people in the low income group who are looking

for reasonably respectable housing at rents they can afford.

This, I feel, is a most regrettable circumstance. For it means that the advantages of home ownership are denied to those in the low income level. And I hold strongly to the conviction that these people, perhaps even more than those in the higher income levels, ought to have open to them the option of having a home of their own.

Frankly, I don't think we shall ever have the ideal community unless there are broad opportunities for home ownership. I know that it will not always be possible. In some areas, such as Halifax, for instance, there is not enough land to permit the encouragement of a great deal of individual private home ownership. This may apply to several other areas in the Atlantic Provinces. Apart from these special cases, however, the advantages of home ownership are so great that they outweigh every other consideration.

Home ownership contributes to the development and strengthening of good family influences. It carries with it a sense of pride and accomplishment that can never be found in a rental situation. It carries with it also the obligation of responsibility. It gives the owner, and his family, a deeper awareness of their membership in the community. It gives them, too, a firm sense of independence, and removes them somewhat from the irksome effects of government involvement. Home ownership also affords the family a degree of privacy rarely found in rental housing, and the suggestion of permanence of tenure lends a feeling of

greater personal security.

But if all these advantages of home ownership accrue to the owner and his family, there is one other advantage quite as compelling. I am referring to the advantage from the point of view of the government and the taxpayer. And what I intend to attempt this morning is to demonstrate that home ownership for the low income group can be financed at a fraction of the cost of the present low rental housing program.

In short, I am convinced that with the right effort and the correct policy we can not only make home ownership available to everyone, but that this can be done at a very substantial saving to the public treasury.

How can we go about doing this?

The answer, I believe, is in the self-help housing program. For those of you who may be unfamiliar with this term I might explain that the term "co-op housing" has sometimes been used to describe the same kind of program. Most of you know how it works. It involves a group of people anywhere from four to five to perhaps a dozen, who have decided to pool their resources, and their combined purchasing power, in a single building program.

The group purchases the land, lays out the lots, and simultaneously engages in digging the foundations. Digging twelve foundations in one operation obviously saves money. Lumber, brick and other supplies are purchased in larger lots, producing further savings. The members of the group apply whatever individual skills, or labor, they may possess. The "do-it-your-

self" spirit that has so profoundly affected North American life is exploited to the limit. The net result is not only a home built at considerably less than would be possible under normal contract terms but also the creation of a community atmosphere based on a healthy, practical kind of neighborliness.

Self-help housing has become an accepted means of acquiring home ownership throughout North America. In Nova Scotia we have had almost thirty years of experience with it. Since 1938 more than 3,000 homes have been built in this fashion. Most of it has been in Eastern Nova Scotia, predominantly on Cape Breton Island, with some activity in the Halifax area. The year 1968 appears to be the best year yet for self-help housing in Nova Scotia, with more than 700 houses started, most of them in the Cape Breton industrial area.

Recent experience has shown that the self-help housing program is most suitable for individuals in the $4,500 to $7,000 income level.

Unfortunately, the people in what we would describe as the really low income level, and to whom individual home ownership seems now denied, fall into the $3,000 to $5,000 income level, and even below $3,000.

What do we do about these people?

The only logical answer, I think, is to give them the self-help housing program plus the assistance of the government subsidy. We are already paying very substantial government subsidies to the low income group tenants of the government rental

housing units. Why not make these same subsidies available to people who would sooner have a home of their own? It seems to me that there is every justification for providing some kind of incentive to the sort of people who show the initiative and gumption and community spirit to get into a self-help housing program. And especially if by doing so we can save something for the taxpayer.

The plan I have in mind, and which has been suggested by long experience in the self-help housing program, has already been made somewhat easier by the new terms under which Nova Scotia Housing Commission money has been made available to participants in this kind of project. Up until now mortgage assistance was available only to the building group as a whole. This meant that no single member could back out of the housing group without adversely affecting the interests of the others in the group. The former CMHC provision had in the past militated substantially against a wider acceptance of the self-help program.

This has now been changed. Under the current provisions Nova Scotia Housing Commission advances money to the group as a whole to assist them through the initial building stage. Once the group of homes is completed, however, the financing is broken down into the ordinary individual mortgages with the same freedom to dispose of his property as any other homeowner, and without impinging in any way upon the circumstances of his fellows in the housing group.

With the way thus cleared there is no reason in the world

why the Federal government should not be able to offer a highly attractive financing program which would make it possible for those in the $3,000 to $5,000 per annum income group to build their homes.

In Appendix B, I have presented a table to show how a Federal government subsidy might be applied on the basis of a $10,000 CMHC loan, over a period of 25 years at an interest rate of 7 1/2 percent. Principal and interest on this loan would call for monthly payments of $73.16. Taxes, heat and light would bring the monthly payments to $123.16 per month.

Now let's get down to the bare bones of public housing versus self-help housing, on the basis of both receiving government subsidy.

Public housing is at the present time running to an overall cost of approximately $17,000 per unit, which is financed over a period of 50 years. The cost of 100 units of public housing at this rate is $1,700,000 spread over 50 years. Self-help housing, on the other hand, can be built for around $8,000 - $10,000 per unit, repayable over, not fifty but 25 years.

That refers to the actual construction cost of the comparable housing units. But now let us look at the subsidy figures. At the present average of $90.00 per month subsidy for public housing the taxpayer is paying out $5,400,000.00 in subsidy for 100 housing units over the 50 year amortization period.

There is yet no subsidy for self-help housing. In Appendix B, I have outlined what would be a suitable subsidy for this

type of housing, at a rate which is comparable to the subsidy afforded tenants in the government low rental housing units. Let us examine the results.

Let us assume that 100 housing units are to be built on the self-help plan, at a cost of $10,000 plus the skills and labor provided by members of the group. We further assume that 20 of the 100 members of the group are above the $5,000 income level and therefore not eligible for any subsidy. Of the remainder, 20 are below the $3,000 figure and are eligible for a suggested $3,000 subsidy per unit, 20 are in the under $3,500 figure and eligible for a $2,000 subsidy, and 20 are under the $4,500 figure and eligible for a subsidy of $1,000, 20 units under $5,000 eligible for a subsidy of $500.

Total subsidy for the 100 units would be $130,000.00. Four hundred units, on the self-help plan, could be built at a public expense of $520,000.00.

(See Appendix "C")

On the self-help plan we can provide 400 housing units for an initial mortgage investment of $2,000,000. This is exactly four times as many homes as the government under its present low rental housing program can provide for the same amount of money. The saving becomes even greater when we discuss the subsequent subsidy involved. The same four hundred housing units would require a total subsidy, over 50 years, of only $520,000.00, as compared with $5,400,000.00 for the present government-run low rental program.

In the face of these figures, and in view of the many substantial advantages of private home ownership over the governmental system, it is difficult to understand why the self-help housing technique has not been more widely adopted, especially in the interests of those in the low income levels. As I have noted before, it is doubtful if many citizens, anywhere in the world, have developed to so high a degree their aptitude for the simple mechanical skills that have come to be described in the "do-it-yourself" category. The average Canadian householder may not always be a journeyman carpenter, but he is almost a fair hammer-and-saw man. Few of us are so unhandy that we cannot help with a wiring job, or cut pipe, lay tile or shingle a roof. This native Canadian attitude is an asset of tremendous value. It ought to be encouraged and exploited. All of us and first and foremost the Canadian taxpayer, would benefit.

How do we proceed with such a program? In the first place, self-help housing demands careful preparation. It's not quite as simple as obtaining the CMHC loan or the NSHC loan, buying a hammer and saw and going to work. It takes a lot more than that. Experience has shown us that the building group should have a study period of at least three to ten months, meeting regularly to talk over the plans, to read up on the latest material, to discuss where to build, what sort of units to build, and how to best finance them.

In Eastern Nova Scotia, where perhaps we have had more experience with self-help housing than in any other part of the

Atlantic Provinces, we have found it best to have the group team up somewhere from September to October, and spend the winter in the study and planning sessions to get ready for a building start in June or July.

You may ask, who will undertake the direction and supervision of such a program? Can we expect these self-help groups to spring up spontaneously, or is this to be another avenue for government involvement?

The answer here, I think, is that we should keep as far away from government as possible in this area of organization. The more we can persuade people to do things for themselves, instead of looking to government to do it, the better for us all.

The initiative and direction could come much better from a private source. The self-help program is, after all, an educational process, and our experience has shown that it is an ideal area in which the extension departments of our universities can operate. Here is a legitimate field for a really practical adult educational program. The universities are a repository of the technical and organizational skills needed in the beginning stages of the self-help housing program. We should make maximum use of them.

In closing, I cannot do better than to draw your attention to the recent report of the Economic Council of Canada. In its fourth review, published on September 18th, the Council noted that more than one million Canadians were now living in substandard housing. To remedy this situation, and to accomodate a

rapidly-increasing population we must build at least 190,000 homes each year over at least the next three years.

What really should concern us, however, is the Council's report that this kind of program will call for a doubling of the government's annual spending on housing.

I hope that from the figures I have been able to give you this morning you will draw the conclusion that if we will embark upon an early and vigorous program of self-help housing the Canadian Government not only need not double its spending, but from its present level of spending can provide more homes than it is doing at present.

(30)

APPENDIX A

ECONOMIC RENTAL UNIT

FULLY SERVICED - HEAT, LIGHT, STOVE, FRIDGE

$134 per month - (Sydney)

ANNUAL INCOME	RENT PER MONTH	SUBSIDY PER MONTH
$5,000	$108.00 (108.25)	26.00
$4,900	106.00	28.00
$4,800	103.00	31.00
$4,700	100.00	34.00
$4,600	97.00	37.00
$4,500	95.00	39.00
$4,400	92.00	42.00
$4,300	89.00	45.00
$4,200	85.00	49.00
$4,100	82.00	52.00
$4,000	80.00 (80.33)	54.00
$3,900	77.00	57.00
$3,800	75.00	59.00
$3,700	72.00	62.00
$3,600	69.00	65.00
$3,500	66.00	68.00
$3,400	63.00	71.00
$3,300	61.00	73.00
$3,200	57.00	77.00
$3,100	55.00	79.00
$3,000	52.00 (52.00)	82.00

APPENDIX B

FROM $5000. - to - $3000.

LOAN - $10,000 - 25 years, 7 1/2%
Monthly payment - principal - interest - $73.16

ANNUAL INCOME	PER CENT	SUBSIDY PER MONTH	PAYMENT LESS SUBSIDY	TOTAL PAYMENT PER MONTH
$5,000	10	7.31	67.85	117.85
$4,900	11	8.04	65.12	115.12
$4,800	12	8.77	64.39	114.39
$4,700	13	9.51	63.65	113.65
$4,600	14	10.24	62.92	112.92
$4,500	15	10.97	62.19	112.19
$4,400	17	12.43	61.73	111.73
$4,300	19	13.90	59.26	109.26
$4,200	21	15.36	57.80	107.80
$4,100	23	16.82	56.34	106.34
$4,000	25	18.29	54.87	104.87
$3,900	28	20.48	52.68	102.68
$3,800	31	22.68	50.48	100.48
$3,700	34	24.87	48.29	98.29
$3,600	37	27.06	46.10	96.10
$3,500	40	29.26	43.90	93.90
$3,400	44	32.19	40.97	90.97
$3,300	48	35.12	38.04	88.04
$3,200	52	38.04	35.12	85.12
$3,100	56	40.97	32.19	82.19

APPENDIX B (continued)

ANNUAL INCOME	PER CENT	SUBSIDY PER MONTH	PAYMENT LESS SUBSIDY	TOTAL PAYMENT PER MONTH
$3,000	60	43.90	29.20	79.20
	TAXES	25.00		
	HEAT	15.00		
	LIGHT	10.00		
		$ 50.00		

APPENDIX C

100 Unit Public Housing - $17,000 per unit		$1,700,000.00
	Repayment	50 years
100 Units Co-op Housing - $10,000 per unit		$1,000,000.00
	Repayment	25 years

Subsidy For Public Housing:

$90 Per Month Per unit

100 Units - $ 9,000.00 Per Month

100 Units - $108,000.00 Per Year

100 Units - $5,400,000.00 Fifty Years

Subsidy for Co-op Housing - At Present No Subsidy

Proposed - 100 Units -

20 Units Under $3,000 Income -	$ 3,000.00 Subsidy Per Unit
20 Units Under $3,500 Income -	$ 2,000.00 Subsidy Per Unit
20 Units Under $4,500 Income -	$ 1,000.00 Subsidy Per Unit
20 Units Under $5,000 Income -	$ 500.00 Subsidy Per Unit
20 Units Over $5,000 Income	No Subsidy

100 Units - Total Subsidy -	$130,000.00
200 Units - Total Subsidy -	$260,000.00
400 Units - Total Subsidy -	$520,000.00

$1,700,000.00 Investment - Fifty Years - 100 Units Public Housing

$2,000,000.00 Investment - Fifty Years - 400 Units Co-op Housing

Subsidy - Fifty Years - 100 Public Housing Units - $5,400,000.00

Subsidy - Fifty Years - 400 Co-op Housing Units - $ 520,000.00

FEBRUARY 5, 1969

Housing the Poor

Plan Aimed at Spurring Private Low-Rent Units Awaits Nixon Action

New Corporation Set to Seek Investors if Administration Backs New Aid for Tenants

The Promise of High Returns

By MONROE W. KARMIN
Staff Reporter of THE WALL STREET JOURNAL

WASHINGTON—The "engine of private enterprise" that Richard Nixon has promised to use for social goals is ready to roll toward the goal of housing the poor.

The National Corporation for Housing Partnerships, created by the Johnson Administration and now awaiting a go-ahead from the Nixon Administration, is confident it can raise $50 million from private industry for "seed money" investment in low-rent housing projects. The planners figure this starter could generate $1.9 billion of financing later on.

But there's a catch. In order to start up the private-enterprise corporation, President Nixon apparently must commit himself to spending more Federal funds—at a time when his aides are searching for budget economies.

"Unless there is a substantial increase in the appropriations requested for rent subsidies," declares Edgar F. Kaiser, the industrialist who heads the corporation, "there's great question whether the corporation is needed or can be of service." In effect, Mr. Kaiser wants the Government to guarantee a supply of tenants through various programs to ease their rent burden.

Will Mr. Nixon comply?

Romney's Role

Mr. Kaiser is optmistic. Noting that the President has rejected resignations offered by the corporation's directors, he says he believes "there will be a substantial (budget) increase for low-income housing."

So far, Urban Secretary George Romney is noncommittal on this point. He simply says that "the bulk of the money (needed for housing) must be stimulated from the private sector." A Romney spokesman adds: "We have a sympathetic concern for the corporation's objectives, but we've reached no decision as to how far we can go."

If the Nixon Administration is willing to go far enough (just asking Congress for increased rent subsidies, without waiting for it to act, is deemed sufficient), then the Kaiser-led corporation is ready to go about the business of formally lining up investors. Mr. Kaiser believes he would have no trouble finding takers, beginning with his own company, Kaiser Industries Corp., and those represented on the corporation's board of directors. These include:

Westinghouse Electric Corp., World Airways, Metropolitan Life Insurance Co., Deere

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Westinghouse Electric Corp., World Airways, Metropolitan Life Insurance Co., Deere & Co., Ling-Temco-Vought Inc., Loeb-Rhoades & Co., Lomas & Nettleton West Inc. of Dallas, Lazard Freres & Co., Penn Central Co. and the Mechanics & Farmers Bank of Durham, N.C.

Backing From Banks

A canvass of two dozen other major corporations found many interested parties, Mr. Kaiser reports, and investors are also expected to come from among the 15 big banks that already have agreed to lend the corporation $1.5 million for start-up expenses. They are:

Chase Manhattan Bank, First National City Bank, Bank of America, First National Bank of Houston, First Pennsylvania Banking & Trust Co., Philadelphia, Mellon National Bank & Trust Co. of Pittsburgh, Citizens Southern National Bank of Atlanta, Republic National Bank of Dallas, First National City Bank of Cleveland, First National Bank of St. Louis, First National State Bank of New Jersey in Newark and the Riggs National Bank of Washington.

In addition, more than 300 inquiries have come into corporation headquarters from such diverse potential local investors as the Columbia Gas System Service Corp. of New York City, Formica Corp. of Los Angeles, the International Association of Holiday Inns, based in Memphis, Coggans Realty Co. of Eufaula, Ala., C. Looney Realty of Twin Falls, Idaho, and the Imperial Development Co. of Meadville, Pa.

It's the purpose of the National Corporation for Housing Partnerships (NCHP) to mobilize private industry to help meet the goal, set in last year's housing act, of producing six million subsidized housing units for low and moderate-income groups over the next decade. (Low incomes are defined as $2,400 to $4,500 per family, moderate incomes as $4,500 to $8,000.)

This means raising total U.S. output of such housing from the present level of about 50,000 units yearly to 600,000 units yearly. The NCHP hopes that perhaps within three years it will be producing 10% of this total, or 60,000 units annually.

Scattered Projects

As a starter, the NCHP would like to see work begin on 10,000 units in its first year, distributed among 35 to 50 projects. This would be equal to what the very largest private homebuilder now produces in a year. NCHP officials hope to distribute their prototype projects widely around the country, using different types of technology to provide different types of units for different types of tenants.

"We hope to put our emphasis on providing housing for those who need housing," says Howard R. Moskof, NCHP vice president, "which means black people, white people, Spanish-speaking people and Indians—in the city, in suburban areas and in rural areas."

In addition, the NCHP has other goals in mind.

One is to serve as a catalyst, to stimulate other builders and investors to undertake low-cost housing by showing that it can be done profitably. "We hope that once we domonstrate what we can do in local communities, our success will encourage others to do the same," says Mr. Moskof.

Another aim is to encourage home ownership by the poor. Though the NCHP-sponsored housing would be built as rental units, Mr. Moskof says, "The idea is to build, hold for a reasonable length of time, and convert to condominium, cooperative or nonprofit ownership by tenants." The NCHP has asked the Federal Housing Administration to change its mortgage insurance regulations to ease the conversion.

None of this can be accomplished, in the

Please Turn to Page 22, Column 3

Housing the Poor: New Plan Seeks To Spur Private Low-Rent Units

Continued From Page One

NCHP view, unless the Government comes through with substantial aid so that low-income tenants can afford the housing—in effect, creating a guaranteed, Government-supported market to attract profit-motivated private industry and investors.

"If you don't have subsidies of one kind or another for the tenants, then you don't have the market," declares Mr. Moskof, "and business can't produce housing for low-income tenants without subsidies."

In particular, the NCHP wants Mr. Nixon to ask Congress to fully finance the program, enacted last year, under which the Government pays a mortgage interest rate subsidy that keeps housing investors' interest costs as low as 1% and thus holds rents down. Congress granted the program $25 million for the current fiscal year (ending June 30) out of an authorized $75 million; the NCHP would like the President to request the $50 million difference for this year, plus $100 million for the year that begins July 1.

Without committing himself to any increase, Secretary Romney has spoken highly of the interest subsidy idea, observing that it originated with Republicans in Congress.

When and if the Nixon Administration promises to seek increased subsidies from Congress, the corporation will seek clearance from the Securities and Exchange Commission for the stock it will issue to participants. It's expected SEC approval could be obtained by spring.

The NCHP hopes to line up 500 charter stockholders, mostly from the business and financial world. Each would be asked to invest $100,000, for a total original investment of $50 million. The corporation would keep $2.5 million of its original capital for operating expenses and create a national partnership (with the same membership of 500) to invest the remaining $47.5 million. This money would be invested in local partnerships, up to a maximum 25% participation in each; local investors would put up the remaining 75% or more to finance the low-rent housing projects in their communities.

It's figured this "seed money," by providing 10% down payments with mortgages covering 90% of the cost, in time could generate $1.9 billion of construction financing. That would be enough to build 130,000 units, officials say.

The attraction to the investors is a potentially handsome return. Not only is it calculated that local housing projects will return a basic 6% profit (distributed among the national and local partners in accordance with their participations), but the advantage of fast tax depreciation would be available to both local and national investors.

Because of this tax advantage, it's calculated that investors would receive an actual return on their investments ranging from 24.4% in a project's second year to 16.8% in its 10th year. That return, says Mr. Muskof, would be "comparable to the yields sought by most industrial investors" and is required to attract private financing to low-cost housing.

Business Week – Sept. 13, '69

Special report

Is a breakthrough near in housing?

Broad spectrum of companies will bid to participate in HUD's plan to mass-produce low-cost homes

The real hurdle now is not technology, labor, land, or even mortgage money—but public acceptance

109 Washington St. is an unpainted, ramshackle frame house that lies directly in the path of a new highway in Stamford, Conn. Since January, it has been home to John and Daisy Scott, their six children and two grandchildren. Scott, an odd-jobs laborer for a homebuilder, pays $160 a month for a dilapidated, six-room apartment (one of several in the house) in a blighted, mainly black neighborhood. The screens are broken or missing, the foundation is crumbling, and a mere trickle of hot water runs in the tub. But John Scott is lucky; many blacks pay much more for less.

Multiply the plight of the Scott family several million times and you can almost hear the ticking of the bomb that could blow America's cities to bits. A major component of the nation's explosive social problem is housing; improve the environment in which millions of poor Americans live and you might defuse the bomb.

In fact, you could do much more. It's virtually certain that the Nixon Administration will make a thorough upgrading of the nation's housing stock a prime goal of policy for the years ahead. Given this intention, housing will be transformed from a stagnating industry into one of the most dynamic elements in the economy—comparable in economic impact to the train in the 19th Century and the automobile in the years after World War I.

Hitting a goal of 3-million units by 1975—the target announced by Herbert Stein of the Council of Economic Advisers—would unquestionably make housing the nation's premier growth industry. In contrast to the current $30-billion, spending for homebuilding would have to rise to at least $60-billion in five years, a growth rate of almost 20% a year.

Persuasion. This helps to explain some of the excitement over Operation Breakthrough, which has kept the lights burning late in many offices this week while companies rush to get bids ready for it before the Sept. 19 deadline. Breakthrough is Housing & Urban Development Secretary George Romney's bid to enlist U. S. industrial knowhow and capital in the effort to house families of low and moderate income under various federal subsidy programs. Companies will submit plans for various types of housing that can be mass-produced using assembly-line methods. The 10 to 20 winners will share $15-million in research and development grants from HUD, and win the right to place their prototypes in HUD's eight regional showcases.

An implicit goal of Breakthrough is to provide decent housing for the urban poor that would let them get out of the inner city and live closer to job opportunities as plants and offices spring up in outlying areas. Romney expects to "persuade" state and local governments to cooperate on zoning and codes, and to find sites for factory-built housing by promising top priority on their bids for other HUD goodies—grants for urban renewal, planning, sewers, roads, historic preservation. With this bait, Romney hopes to aggregate a big enough market for mass-produced housing to justify major capital outlays by industry.

Industry, for its part, seems eager to try. Some 1,300 representatives from more than 600 companies attended the HUD briefing on Operation Breakthrough in June. HUD officials say almost 900 companies have expressed interest in the program. Major corporations from the entire spectrum of U. S. industry are either readying bids or counseling bidders. Just about every big name in construction is in the competition, and scores of companies or consortiums have emerged primarily to bid on Breakthrough.

This much is clear: Breakthrough has drawn many companies into housing a lot earlier than might otherwise have happened—at least two years earlier, say some company spokesmen. Moreover, it's a long-term commitment. Nearly every company queried by Business Week insisted it was in housing to stay—whether or not it won the HUD contract. The housing industry will never be the same.

Critics. Despite all the bushy-tailed enthusiasm, there are pockets of cynicism, especially among traditional homebuilders. Many feel Romney has not yet faced the political realities of local zoning and union resistance, or the economic facts of financing, local taxes and land costs, and the expense of transporting factory-built housing from plant to site. Other critics insist that technology is not the problem, that precious time is a-wasting in Romney's prototype program.

There is general acknowledgement, however, that Breakthrough is at least forcing the nation to take a hard look at its spreading crisis in housing, and at the constraints that contribute to it.

Losing ground

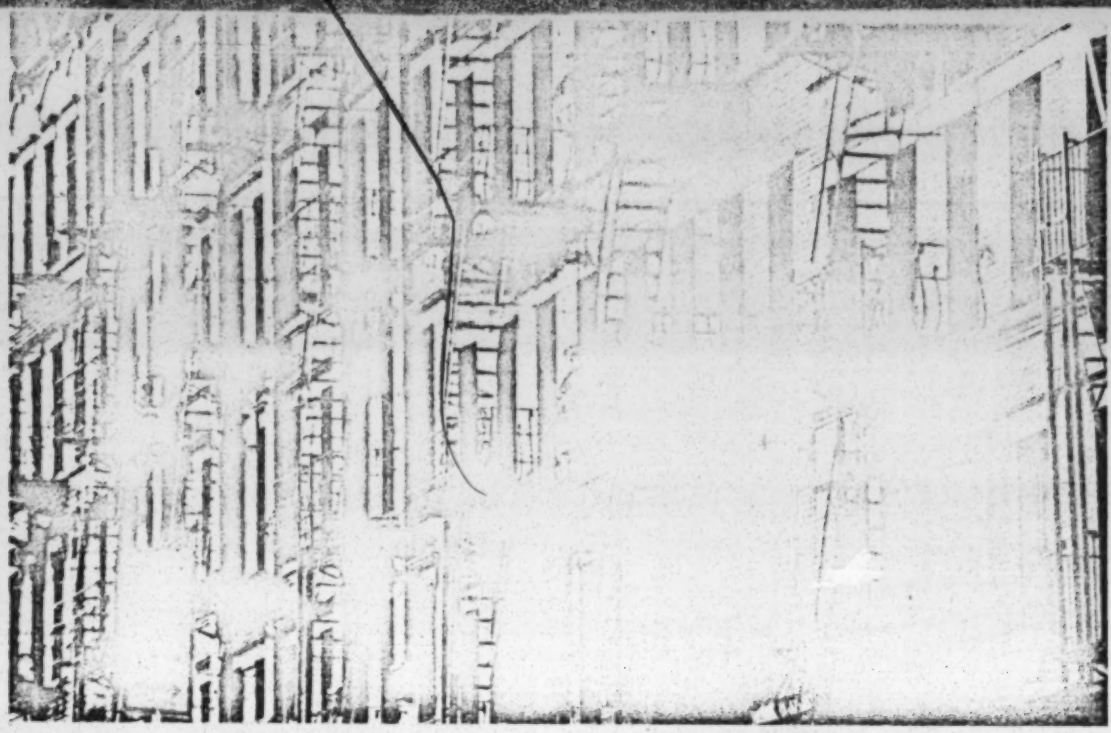
The housing industry, which never fully recovered from the 1966 credit crunch, failed in each of the past three years to build enough housing to meet demand. This year, when the market easily could absorb 3-million units, less than half that number will be built.

There is little debate that the demand is there. Nearly every housing official can tell you how much low- and moderate-income housing is needed: Chicago wants 300,000 units; Atlanta needs 16,000; Dallas, 46,000; Denver, 37,000 by 1975; Los Angeles, 14,000 in the next two years; Miami, 10,000 now, plus another 20,000 over the next five years; Minneapolis-St. Paul, 40,000; Boston, 10,000, Philadelphia, 47,000 units over the next five years; and Pittsburgh wants replacements for 8,500 dilapidated homes and 35,000 deteriorated units. Even a small city like Stamford, Conn., needs 3,000 units over the next few years.

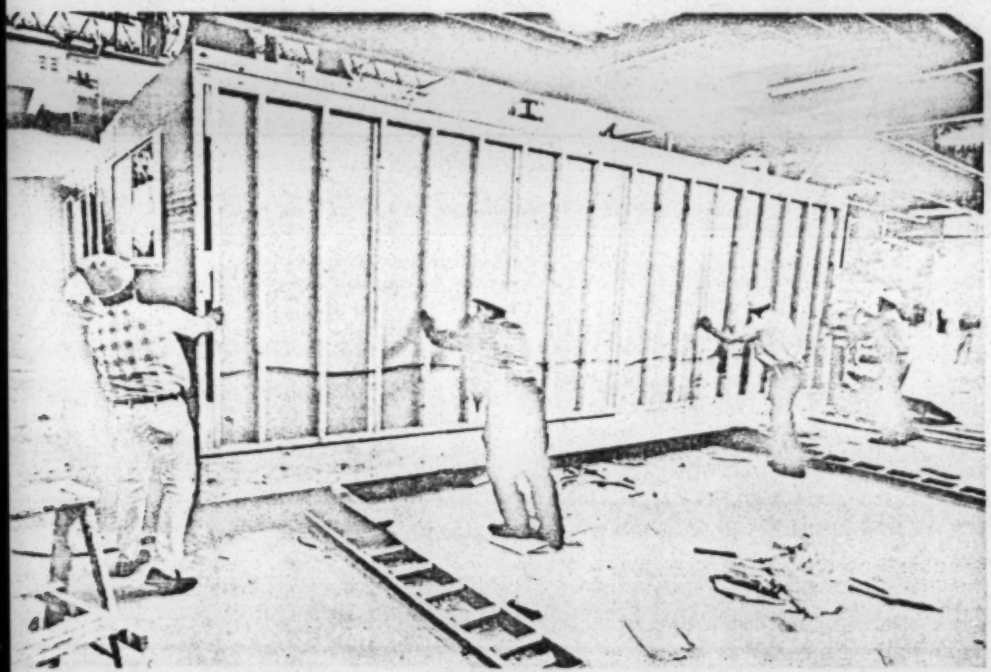
In New York City, Housing Administrator Jason R. Nathan spots his needs at 30,000 to 40,000 a year for the next decade. "Romney's proposal is the most important new direction . . . in the housing field today," declares Nathan. "The field of housing production is drowning in its own juices . . . . You have simply got to find a radically different method of producing housing that will increase speed and reduce costs."

Squeeze. The resulting shortages—acute in many areas—have pushed prices on new homes and apartments beyond the reach of many middle-income families. Costs of land, labor, materials, and local taxes are soaring. Mortgage money is scarce, rates are high (some over 9% in California) and downpayments substantial. And only the cost of money has any chance of easing within the next year.

Families have begun to double up as they did after World War II. Rent controls, or demand for them, have cropped up again in many cities. New York City extended its wartime controls to postwar housing. Stamford, Conn., will get rent control this fall. In Passaic, N. J., a week



Slum housing is a major element in the frustration that makes powderkegs of U. S. cities.



Mass-produced housing, such as these units being assembled at a factory near Rochester, N. Y., is a principal ingredient of the prescription that HUD's George Romney is writing to cure America's critically ill urban complexes.

Prefab houses that are stacked and connected in 40 hours rent as public housing in Akron at $54 a month.

of rioting followed an exorbitant rent hike by one landlord.

Romney sums up: "We've been losing ground in housing, and the shortages will grow. The existing housing supply is deteriorating faster than we are rehabilitating or building new units. It will get somewhat worse before it gets better."

Inventory. The President's Committee on Urban Housing (the Kaiser committee) put it plainly enough in its report last year: "About 7.8-million American families—one in every eight—cannot afford to pay market price for standard housing. About half these 7.8-million families are surviving on less than $3,000 a year."

The state of the nation's housing inventory is equally distressing. Of a total supply of some 65-million units, an estimated 6.7-million occupied units are substandard—4-million lacking indoor plumbing, and 2.7-million in dilapidated condition. Some 6.1-million units are defined as overcrowded (more than one person per room). And only about 2-million of the 6-million vacant units are in standard condition and available for occupancy—the nation's lowest available vacancy rate since 1958.

Against this background, the Kaiser committee recommended "a goal of producing at least 26-million new and rehabilitated units by 1978, including 6-million to 8-million federally subsidized dwellings for families in need of housing assistance." This goal calls for the industry to produce over 1-million more units annually than it is now doing. Romney believes that Breakthrough will give the na-

Romney soups up his new vehicle

Van Dusen

Jackson

Unger

As the first Republican Secretary of Housing & Urban Development, George Romney, now 62, has set himself two tough goals: One is to gather more of the power a HUD Secretary is supposed to have over the once-independent agencies that were stapled together to make up his department. The other is to make a success of Operation Breakthrough.

Breakthrough is closest to Romney's heart. While the program was conceived and delivered by the Democrats in Congress against the wishes of Robert Weaver and the Johnson Administration, Romney took in the foundling, gave it a name, and adopted it as his own.

Romney is most at home with the language of promotion, production, and the hard sell. Marketing the Breakthrough concept takes him right back to his days of glory in Detroit, those years that made him a millionaire, made his name a household word, helped put him in the Michigan governor's mansion and—for a short time—made him a real Presidential possibility for the GOP.

But Breakthrough is a new kind of vehicle, and enthusiasm a rare quality in Washington. Skeptics among industry lobbyists and bureaucrats, who have seen dozens of housing programs come and go, remember only one—the original FHA insurance program, which backed suburban housing for millions of families—that turned out really well. Still, it is Romney's "thing," and his zeal in "doing it" has been rendered more effective by the tempering process of life in the capital.

As a new man in Washington, Romney had some minor run-ins with the senior Democrats who still run Congress. Now he is smoother, exuding the same missionary fervor but with less of the preachiness that irked many during his early months.

Romney contrasts sharply with his predecessor, Democrat Robert Weaver. The first Negro Cabinet official, Weaver was a veteran bureaucratic survivor who rose to the top—aloof, no boat-rocker, and a master of jargon who kept his neck tucked in. Weaver left HUD about as it was handed to him—a federation of fiefdoms retaining most of their autonomy, despite being part of HUD.

Romney's goal of actually taking command of the departments has yet to be realized: Such things are not accomplished between January and September. But he has assembled a top command group that meets almost daily, and which has been charged with making HUD work like a department. Romney gets a wide diversity of views from his three top officials:

- Under Secretary Richard C. Van Dusen, 44, is a Detroit lawyer and long-time political confidante of Romney. He focuses on internal management of the huge department.
- General Counsel Sherman Unger, 41, is a political associate of President Nixon from California who was given his pick of several top-echelon jobs. He chose HUD because he figures it is the agency that will move farthest and fastest into the problems of urban society, once the drop in Vietnam expenditures allows more to be spent on domestic programs.
- Assistant Secretary Samuel C. Jackson, 40, is a Kansan and a highly regarded black lawyer who put in many years with the NAACP. He came to HUD from the American Arbitration Center in Washington.

Time element. All three men have been working to reorganize HUD. Unger has pulled into a single "law firm" for Romney the lawyers who formerly reported to the chiefs of such agencies as FHA and Public Housing; they now report to Unger. Jackson, similarly, is assembling "most of the planning functions" from these agencies into his Office of Metropolitan Development.

Romney and his command group are working to consolidate some 13 HUD programs into five or six—hoping thereby to shrink the complexity of applications, to lump grant programs together, and otherwise cut the time it takes to get a project underway and completed.

Looking. Romney has one major top job still unfilled: Assistant Secretary for Mortgage Credit who is also Federal Housing Commissioner—head of FHA. Romney had recruited West Coast builder Ray Watt for the job, but the appointment never was announced when it became apparent that Watt's holdings were such that he couldn't eliminate the conflict-of-interest problem.

Romney has said several times that he had a man being cleared for the job. He wants a "production man" like Watt, presumably someone who knows the housing bureaucracy from having worked with it, and against it, as a private entrepreneur.

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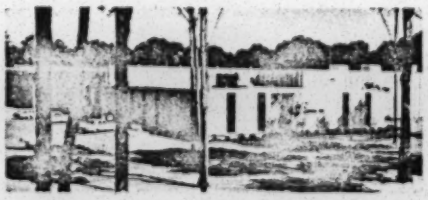

EXAMPLE: This new 142,240-square-foot candy factory fully sprinklered, fully air conditioned and equipped with refrigerated storage rooms and special humidity control systems, was constructed in South Georgia for only $7.77 per square foot.

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tion a leg up on that formidable goal.

Gearing up. It's obvious that—due largely to conditions beyond its control—today's housing industry is incapable of responding to a mass market. Romney's predecessor at HUD, Robert C. Wood, now director of the Joint Center for Urban Studies, learned this much from the ill-fated In-Cities program, an earlier HUD bid for a systems approach to housing.

"We discovered that although we could get Apollo going, no single enterprise in the country could handle this sort of housing project," says Wood. "We have to produce 700,000 units of low- and medium-cost housing a year . . . It is economically feasible, but we have to gear up."

"Gearing up" for mass production would take the industry more than a year. Only a handful of conventional builders operate on a national scale, and the largest of these—Levitt & Sons, Inc., a subsidiary of ITT—last year produced only 6,800 units. Even among prefab and mobile-home producers, no single company ever turned out more than 30,000 units a year.

Cranking up the industry's capacity, patently, is no solution. The task Romney has set himself in making Breakthrough a success is nothing less than the creation of an entirely new housing industry, based on the principles which brought him his fame and fortune—mass-production and mass-marketing.

In his favorite role of proselytizer-promoter, Romney raises the hopes of many who see in his single-minded zeal the sort of force that just might trigger over the next few years a change in the way housing is made and sold. The success of Breakthrough, if it comes, will hinge on

'. . . no single enterprise can handle this project . . .'

how well Romney manages to aggregate markets, to persuade people to accept mass-produced housing.

The real breakthrough, in other words, must come in local attitudes.

Legal hurdles

The man Romney picked to ramrod Operation Breakthrough is Harold B. Finger, a systems expert recruited from the space program. To Finger, the systems approach to housing means manipulating such subsystems as management, market, land, capital, planning, design, and long-term financing to produce the best possible environment at the lowest possible cost. Several of the consortiums formed to bid on Breakthrough combine these disciplines in ways entirely new to U. S. housing.

An Assistant Secretary for Research & Technology, Finger has the tough and sensitive job of tackling state and local governments on their zoning and building codes—in many areas, designed precisely to keep out the type of low- and moderate-income families that Breakthrough is committed to helping.

It takes a foolhardy politician to buck local opposition on this delicate subject. The mayor of Stamford, Conn., was deposed not long ago over his plan to scatter, small groups of low-income housing in middle-income neighborhoods. Quips

Federal subsidies to housing

Project	Type of subsidy	Units 1968	1969 [Jan.-July]	Cumulative
Public housing	Retirement of local bonds; $120 a year for special poverty cases	71,695	47,392	783,370 [since '37]
Rental housing for elderly and handicapped	Direct loans to sponsors; payment of interest above 3%	9,736	3,093	45,875 [since '59]
Rental or co-op housing	Payment of interest above 3%	49,119	25,374	152,161 [since '61]
Home ownership	Payment of interest over 1%	33	6,209	6,242 [since '68]
	Totals	130,583	82,068	987,648

Data: Housing & Urban Development Dept.

This is the housing that Jack built

The bureaucrat who has been most successful getting factory-built housing into place is, by training and instinct, decidely no bureaucrat. He is Jack Saferstein, 44, Metropolitan Housing Authority director in Akron, a blunt, arrogant, impeccably dressed merchant who makes a hobby of cutting bureaucratic corners.

Many city officials bemoan the difficulties in finding sites and winning acceptance for factory-built housing. "Jack just goes ahead and acts, stepping on toes if necessary," says an Akronite.

Saferstein's score is impressive. Since February, he has moved 120 families of low or moderate income into new, two-story town houses that cost $17,000 each (excluding land) and they rent from $47 for a two-bedroom unit to $54 for four bedrooms. Another 300 units are in various stages of building; the goal is 1,500. In less than two years, Akron's record for fast action has drawn $25-million in federal housing subsidies.

Like merchandising. Two years ago, Saferstein was president of a chain of Akron supermarkets while serving somewhat indifferently on the board of the local housing authority. When the director retired, Saferstein accepted the post. The merchant in him soon discovered that housing is no different from merchandising. "You have to come up with a program and sell it," he insists.

The first sales job is in Washington. "The money is there for the taking," he asserts. "You have to get there firstest with the mostest, as I've learned the hard way."

Next step is the local building inspectors. Saferstein took them to the plant of the manufacturer, Stirling Homex Corp., of Avon, N. Y. "I said, 'Make a list of everything that's wrong. Be hard-nosed.' And they were. Then we corrected everything. Then I said, 'Make another list.' We conformed. We fooled them, goddammit."

The unions were next. "Our houses are made in a union plant, and all the people who complete them on the site are union men," Saferstein says.

Critics. Local resistance? There is some flak from middle-class Negroes who say that a large unit will glut their neighborhoods and cause school problems. This is not a valid issue, local observers say; most of the Negroes moving in to the units already live in the neighborhood.

A civil rights group complains that Saferstein has not integrated neighborhoods fast enough. Saferstein replies that he cannot afford to buy much land in all-white neighborhoods. Says an observer, "Saferstein has moved carefully." Where he has moved Negroes into white areas, "he has not so far caused panic selling or a lot of hard feeling."

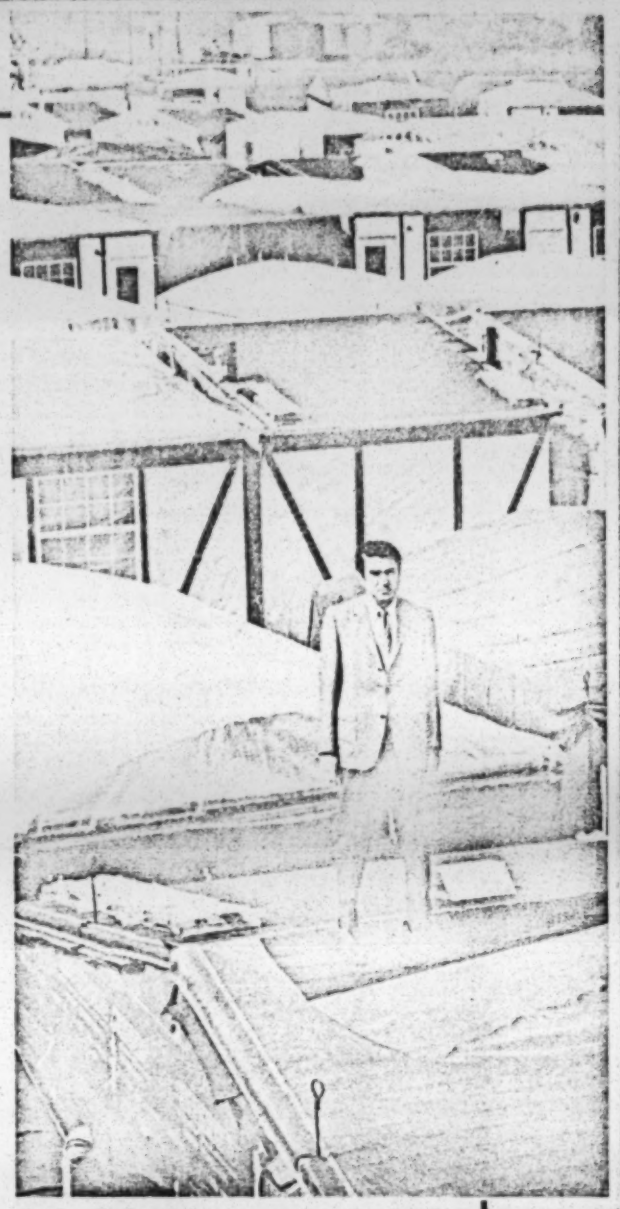
One reason for this is that there was virtually no low-income housing built in Akron until Saferstein got on the job. Thus, there has been no feeling of saturation, as yet, in any of the neighborhoods where the units have been placed. Usually he buys four to six houses and replaces them with 10 to 12 town house units.

"We build in a lot of aesthetics," says Saferstein. "Every neighborhood where we have been we have upgraded."

"I tried to lay a little more groundwork," he explains. "Maybe our public relations is better. Any flak we have received has been from people on the perimeter . . . but we've never had a project turned down."

Joseph Melchior, executive vice-president of the Builders Assn. of Greater Cleveland (where factory-built housing has yet to find a home), has his own explanation of Akron's success: "Jack Saferstein is a special case. He may not be so hot on public relations, but he gets things done, and that's what counts."

Rebuttal. Not surprisingly, Saferstein has his enemies. First, of course, are contractors, one of whom branded the instant homes "chintzy." Saferstein leads with his chin: "The contractors think the cotton gin isn't going to work—man will never get to the moon. They'd love to say, 'I told you it wouldn't work.' " Saferstein is still waiting for one to comeup with a program to match it. Says one observer: "They are not high-quality homes, but they are taking the pressure off the inner city, low-cost housing market, which most builders are not interested in anyway."



Jack Saferstein inspects 'instant' homes ready for completion at site.

Saferstein's achievements have won him a reputation in federal housing circles. "I have been invited to move into the Washington arena," he says. "I'm not interested. It is satisfying to accomplish something here."

Has Romney's Operation Breakthrough helped his program? Says Saferstein: "Our program helps Romney. After all, we're accomplishing things."

...ladelphia builder Richard Fox: "...ople will sell their children before ...y have their neighborhood rezoned."

"The suburbs don't want 'cracker-...es,'" says Edward E. Estkowsky, of ...onsin's Dept. of Industry, Labor & ...an Relations. "Then you explain ...ey're not cracker-boxes, they're ...pie Taj Mahals,' but they still won't

Missionary. To sell the concept to local officials, Finger has signed up John Betz, former housing expert for the Urban Coalition, and onetime aide to Rep. Henry Reuss (D-Wis.), a power on the House Banking Committee. Betz is doing missionary work around the country. The level of cooperation has been mixed, but a number of statewide conferences have been held in California, Connecticut, Massachusetts, Washington, and other states. Moreover, state officials report requests from many cities that want to be considered for one of the eight prototype show case sites.

Many states have enacted new laws on statewide zoning or building codes that will help ease the way for Breakthrough. New York's Urban Development Corp. has authority to override local zoning and

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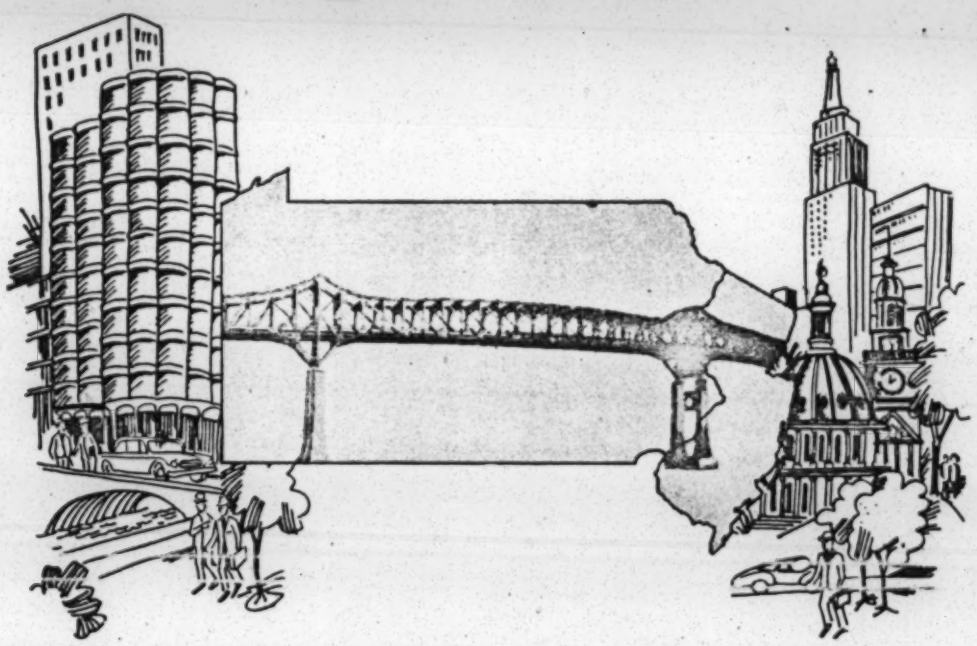

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building codes, and to raise money. Connecticut's new statewide general building code becomes effective Oct. 1. California's new law on factory-built housing breezed unopposed through the last session of the legislature. And Ohio's new model building code provides a procedure under which a manufactured-housing unit may be certified under the state law, thereby bypassing local building codes. Statewide codes—usually based on performance rather than specifications—are being weighed in Massachusetts, Illinois, Wisconsin, Michigan, and other states.

There is some support for a national building code, but such a code would need teeth. In Canada, where there is a national code but local option, Alcan Design Homes, Ltd., has not been able to place its factory-built housing within 20 mi. of any major city.

Hope. Resistance and skepticism aren't hard to find at state and local levels. "It's opening up every can of worms there is," says Howard Landers, director of planning for Metro Denver Fair Housing Center. And many officials share the worry of Pittsburgh's director of planning and development, John Mauro, that "there is still no commitment from the federal government to provide a smooth flow of funds on a long-term basis."

But here and there, Romney sees rays of hope for Breakthrough. For example, two weeks ago the Los Angeles City Council voted to kill a recommendation by its Building & Safety Committee that criticized Romney and refused to lower building-code standards, which are among the nation's toughest. In rejecting the report, Councilman Marvin Braude explained: "There's an implication that we can't improve and don't want to innovate, and we don't want to convey that impression."

Adds John Tolan, deputy for development in the San Francisco mayor's office: "The basic feeling here is that the Breakthrough approach is going to come, and why not now."

Land and money

Many officials share the feeling of Pittsburgh's Mauro that HUD has overlooked "the main problem of older urban areas—it's difficult to assemble land." Finger has said HUD will consider use of "available" federal land if it is proposed by the locality. But the only HUD aids for acquiring and improving land come through urban renewal or public works. And soaring land prices have placed many urban tracts beyond practical use for even high-density low-income housing.

Despite this handicap, several states have been able to identify enough land for a meaningful attack on low- and moderate-income housing problems. Some states provide financial tools of their own. Connecticut, for example, pays two-thirds of

'. . . Bypassing codes and zoning ordinances is opening up every can of worms there is . . .'

Continued from page 90

the cost of acquiring and improving sites for this type of housing. In the two years since this law was passed, the state has identified and started planning on 90 sites.

Similarly, a recent study by the Regional Plan Assn. for New York's Urban Development Corp. identified 210 sq. mi. of vacant land within a 30-mi. radius of midtown Manhattan that could take 470,000 residents under current zoning, and 1,360,000 if rezoned for higher densities. "We can provide ready-made markets for what Mr. Romney can produce with subsidies," says Robert McCabe, general manager of UDC.

Better market. But Romney can only produce what Congress appropriates, and so far this year, his requests have not fared too well on Capitol Hill. He sought funds to start 425,000 units under various federal programs in the current fiscal year, but the House of Representatives cut 20% each out of home ownership and rental project interest subsidies, and it cut the rent supplement program in half. Romney hopes the Senate will restore some of that.

Government can't escape some blame for the present tight money crisis, but it also deserves some credit for the orderly state of the mortgage market. Bad as it is, 1969 is no repeat of 1966, when the money well ran dry.

New policies at the Federal Home Loan Bank Board have brought greater stability and liquidity to member savings-and-loan associations, while permitting S&Ls to expand both their lending and borrowing powers. One result: S&Ls actually increased mortgage lending in July, despite a net loss in deposits.

Similarly, the Federal National Mortgage Assn. (Fannie Mae), now a "private" organization whose borrowing no longer affects the federal budget, has been pouring much more money into the mortgage market than ever before. (It does this by buying existing loans, thereby permitting lenders to make new loans at today's higher rates. Fannie Mae is expected to feed $6-billion to $8-billion into the mortgage market in 1969, versus $2-billion in 1966.

Response. Romney hopes to tap new sources of mortgage money with HUD's new securities, which he expects to market in $100,000 denominations in a few weeks, on a "pass-through" or private-placement basis. (In this way, they won't compete with other government-backed securities in the open market.) These new securities, participations in pools of government insured mortgages held by either Fannie Mae or private investors, are a response to the clamor for new credit instruments to attract institutional and corporate investments to the mortgage market. At present, mortgage funds come mainly from savings of individuals.

Last month, a Presidential Commission on Mortgage Interest Rates, headed by Harvard economist James S. Dusenberry, called for federal measures to insure that "the share of the output required to meet the nation's housing needs is shifted away from other sectors and into homebuilding."

The union gap

Money, or the lack of it, is a principal reason why Romney's mass market could not be served now, even if it were wrapped up and tied with a ribbon. Another is organized labor, which has little patience with Operation Breakthrough—or with Romney.

Systems expert Harold B. Finger is ramrod on Operation Breakthrough.

"We're wasting a helluva lot of time in all sorts of experiments and investigations," says C. J. Haggerty, president of the AFL-CIO Building & Construction Trades Dept. Haggerty asserts that Romney's major efforts so far have been with "graphs and flip charts," and he adds: "We're sick and tired of these smart boys with their damned pointers."

Haggerty's words reflect the general attitude in the building trades, that government hasn't yet demonstrated it has a plan for low-cost housing that it is determined to carry out—and that it can. The unions also are annoyed at what they consider Romney's lack of expertise. Says Haggerty: "Romney doesn't know the first thing about construction, and he shows it. Worse, he doesn't have a single construction man at the top, advising him."

Raising questions. It's no new experience for Romney to be slighted by organized labor. When he campaigned for governor of Michigan, he showed up at the Labor Day parade, even though the unions had asked him not to. He walked along the route shaking hands and greeting participants.

In the case of the building trades, however, it's easy to see why there might be hard feelings, after the all-out attack Romney launched on craft unions, which he blamed for the critical shortage of housing, and for which he was loudly booed.

But, deliberately, he has honed fine some questions on the part building-trades unions may be playing in slowing progress in home construction. For example, have unions forced wages so high that housing is priced out of the low and even moderately priced markets? Are Americans being denied cheaper, better housing because of the unions' restrictive practices? Is a shortage of skilled labor—planned to protect workers' seniority and the long-term availability of building jobs—contributing to construction inflation, and to the problems of cities?

Such questions—by no means new—are even more widely debated now as a result of Romney's attack.

Slow door. The building trades certainly are vulnerable to criticism. Construction industry settlements so far this year have been at a rate of 14.2% a year over two or three years, with an average increase in pay alone of 15.2% this year. This is more than twice the rate of wage hikes in manufacturing, 6.6%. And for many crafts it means around $6,500 added to annual pay by the time contracts are next renegotiated in 1972. The Nixon Administration is deeply concerned.

Moreover, many of the crafts have been criticized as the slowest to throw doors wide open to job-hungry minorities. But perhaps it is an exaggeration to blame this entirely on race: There isn't a big increase in white apprentices, either.

Contractors say there are 3.8-million building trades workers now, many of them of advanced age and due to leave the work force in the next few years. The National Assn. of Home Builders estimates that there will be a need for 400,000 new workers annually in the building trades between now and 1975 to fill new job requirements and replace those leaving the work force. But contractors say only about 16,000 are entering apprenticeship programs each year.

The AFL-CIO's director of urban affairs, John Evans, told Congress in July that "we have the manpower available to do the jobs we are called on to do."

Making up. Building craftsmen defend their high wages and perennially big set-

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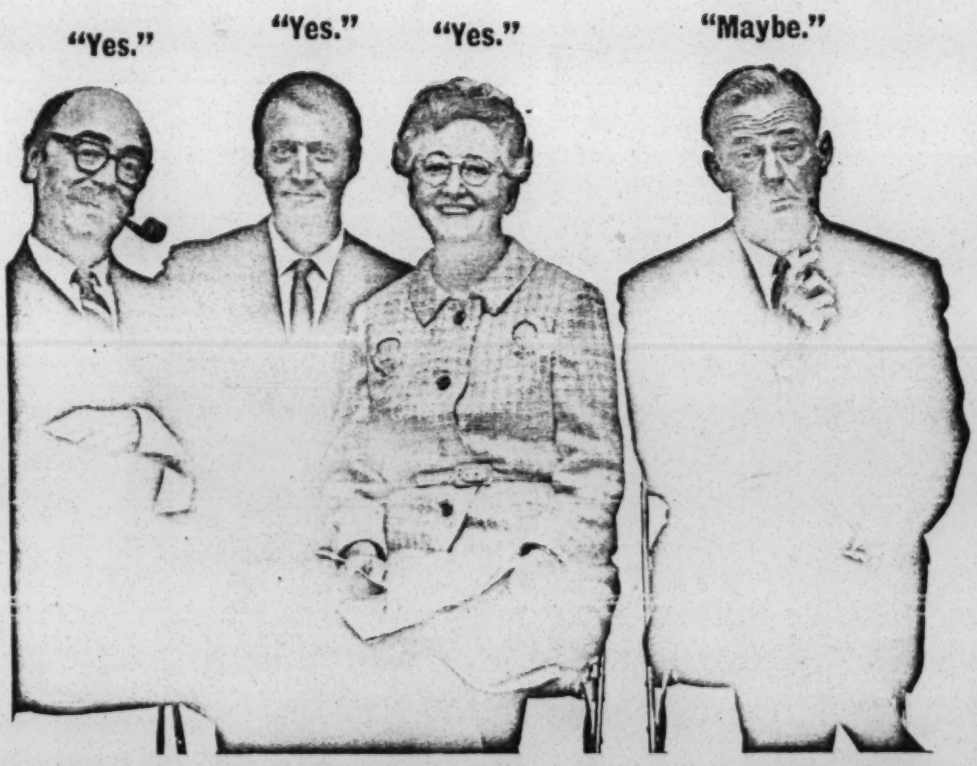

'. . . Romney doesn't know construction, and shows it.'

tlements on two grounds: the long time spent in apprenticeship, three to five years; and the time lost due to the seasonal nature of construction work in many areas. A New Jersey union leader said: "We need the same amount to live on whether the job's down because of weather or wide open; we've got to get insurance for rainy days in our pay for the good ones." If construction workers have to be off 600 hours a year (unions say that's the average time lost), they must earn $4.95 an hour to get the same annual pay that workers with stabilized employment—2,080 hours a year—receive at a $3.50 an hour rate.

There are fallacies in this union argument, of course. Many of the lost hours are recouped through overtime work at time-and-a-half or double time. In fact, heavy overtime is standard for many construction workers: They expect, demand, and get it. And a craft worker whose rate is $6.50 an hour actually may average $8 to $9 or more, because of overtime, thus boosting building costs.

AFL-CIO contends that if low- or moderate-income housing is being priced out of the market, it is because today at least half the cost of a new house is for land and for mortgage costs. The federation's Evans told Congress that money costs must be brought down and a housing land reserve established—for a writedown of land for low- and moderate-income housing—to meet "unpostponable housing needs."

Safety valve. Unions reject the suggestion that it is they who are delaying industrialization. "There is no opposition on the part of AFL-CIO unions to material innovations, new sizes of equipment, new methods of installation, or new tools," insists Andrew J. Biemiller, the federation's legislative director in Washington.

As "but one example of the great degree of prefabrication already achieved in the homebuilding industry," Biemiller cites "dwellings totally union-made by the Stirling Homex Corp. under contract with the Carpenters," erected in Akron, Ohio, to cost $17,000 to $18,000 (including the site) for three-bedroom townhouses. They are "assembled on site in a matter of hours . . . with factory-assembled wiring, plumbing, kitchens, bathrooms, and central heating," he says.

To Biemiller, this new type of housing is preferable to the "amazing growth in manufacturing and sale of mobile homes." Biemiller comments that the rise in mobile homes "represents . . . a safety valve which tens of thousands of families have turned to because of their inability to obtain adequate conventional housing."

Perhaps the "amazing growth" is a factor in the building trades' willingness to "fully support new concepts and new modes of housing" and "revolutionary-

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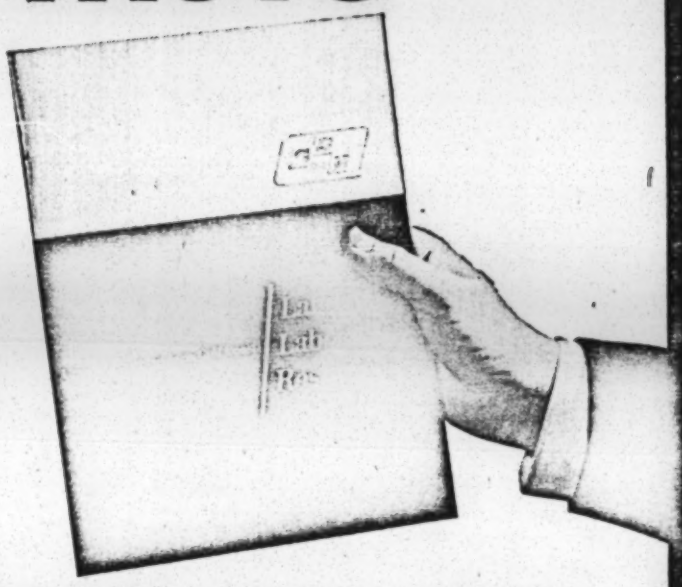

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Continued from page 96

techniques." These unions get few jobs when a mobile home is wheeled to its site; but they can count on foundation work and at least 200 manhours of erection and connection work for every Stirling Homex or similar modular home that is erected.

Right time. Another factor could be involved in the building trades' more expansive policy toward factory-built housing, though the craft unions play it down: When Walter Reuther and the United Auto Workers quit AFL-CIO and developed an alliance with the International Brotherhood of Teamsters, both UAW and IBT talked about backing "massive" low- and moderate income housing programs. Reuther suggested the answer might be more mobile homes (UAW has plant contracts where mobile homes are manufactured). The two unions, in their Alliance for Labor Action, say pretty flatly that if the building trades did not put up more and cheaper homes, ALA would do it.

The building trades want no war with the truckers' union—IBT can shut off supplies to contractors. They are even less interested in having Reuther in the industry.

But probably more crucial than any other factor, the craft unions are starting to realize that the time is right for a revolution in building techniques, and that the unions must accept change.

Before Stirling Homex, or the lively public interest in prefabrication to help with urban crises, or even the threat of Reuther and the ALA, the United Brotherhood of Carpenters & Joiners was quietly signing plant contracts to manufacture housing units on an assembly-line basis, using lower-skilled workers (many are women) at lower wage rates.

One other consideration: The union is under outside pressure to open its rolls to minority workers and, from its members, to maintain job stability (that is, to keep down the number of carpenters). It can take in minority people for unskilled or semiskilled industrial-type jobs. But Carpenters membership for these workers won't qualify them for carpenter jobs on building sites. Maurice Hutcheson, president of the Carpenters, says such workers won't be any nearer journeyman (craft) status than "someone just off the street."

The Carpenters is the biggest union in AFL-CIO's building-trades bloc; its 800,000-plus membership is about 30% of the department's strength. When it moved into the housing factory, and stamped its union-made label on Stirling Homex units, it was in a powerful position to insist that other unions collaborate in putting the homes together on the site, to make them 100% union-built housing.

Two crafts became critical—the plumb-

'. . . There's no opposition on the part of unions to new methods of installation . . .'

ers and the electricians. In Akron, these crafts dragged their feet for a time. The Carpenters sent persuaders from Washington, and the work started moving briskly.

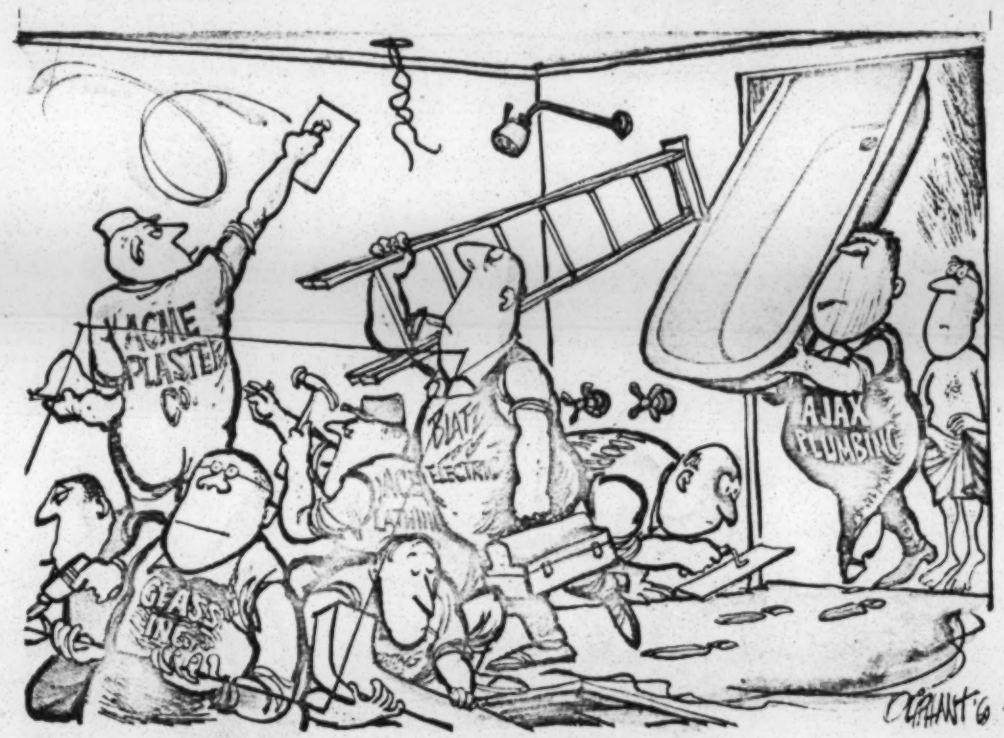
Exceptions. Whatever the reasons, major breakthroughs have now been made in craft acceptance of and cooperation with prefabrication and modular construction methods. As long as there is work enough for all craftsmen, the acceptance and cooperation will grow. But it must be emphasized: This is now just in houses and low-rise apartments.

Contractors still contend that various craft unions require work to be done on-site in commercial or industrial construction or on high-rise apartments, although factory cut or prefabbed products might be both better and cheaper. Generally, such restrictions are local. But reasons for restrictions often tend to be forgotten in labor cost disputes, just as the significance of restrictive practices often is exaggerated to include other kinds of housing.

This applies, too, where tight craft lines are concerned. For example, under New York City building contracts, practices, and codes, members of no fewer than seven or eight and perhaps as many as 11 different crafts are required to install a single, simple bathroom in an office, hotel, or high-rise apartment. And disputes occur: One a few years ago erupted between the carpenters, with jurisdiction for hanging doors, and the plumbers, with jurisdiction over bathroom fixtures. The question was over which union should screw in a robe hook on the side of a door; it was a small thing—but there were some 4,000 doors involved.

A factory-assembled bathroom could be installed with half the cost and bother—but not in big New York projects. It might be another matter if prefabricated or modular housing, for low-and-moderate-income families on a public housing basis, entered New York with a "rise" limit of two, three, or four floors. Nobody will say for sure, but there's some understanding that the unions would sanction the installation.

Einar O. Mohn, director of the Western Conference of Teamsters in California and one of the top vice-presidents of IBT, sees prefabrication as the best route to lower housing costs, but recognizes its problems. "To accomplish anything like that means having to poke a lot of sacred cows on both sides, labor and business," Mohn concedes.



"As many as 11 different crafts are needed to install a bathroom. . . ."

Matter of taste

After all the sacred cows and other cattle have been prodded to the waterhole, getting them to drink may prove even more troublesome. In other words, it's one thing to build a better low-cost prefab, quite another to sell it—especially to low- to moderate-income families.

Aggregation of markets, as HUD is trying to do, will give some housing entrepreneurs the numbers they need to justify the risk of tooling up. But mostly they won't tool up for radically new approaches to housing. "People are not ready to accept a revolutionary product," says David Stirling, Jr., president of Stirling Homex Corp.

Resistance. Not surprisingly, a major boast of factory home builders is the blend-ability of their product. "We scattered two of them in Toledo," a Wisconsin builder says of his modular houses, "and they couldn't be picked out of other homes in the area." Donald Merriman, president of U. S. Affiliates in Tustin, Calif., says: "We want our homes to look just like the more expensive, conventionally-built homes. New materials bring too much resistance from buyers and from building codes."

Conformity in appearance, housing officials and builders hope, will overcome any hesitation due to use of unconventional building techniques. Unfortunately, it is already clear that the result in many cases will perpetuate what, to a cultivated taste, is appalling mediocrity, if not outright vulgarity. In Detroit, for example, the most tasteful exterior of several modular housing demonstrations belongs to the project built by Dallas-based Redman Industries, Inc. But, says a local housing official, it's not very popular—it doesn't use brick.

Cost and output. The question of construction cost, then, comes down to the question of how much cost can be squeezed out of fairly conventional, box-like living spaces, esthetically acceptable inside and out. "There is just no major cost breakthrough left in housing unless you form them out of some new material and they come out looking like igloos," insists Robert Smith, marketing director of Boise Cascade's Kingsberry Homes Div.

On one point, there is general agreement: "There is no such thing as low-cost housing," says Stirling. HUD's Finger agrees. Rising costs of materials and labor make it impossible, even with more efficient methods, to produce acceptable housing that low-income people could afford on their own. The goal of the "low-cost" exponents is actually producing housing as economically as feasible that will qualify for government subsidy programs.

Thus, the main rationale for assembly-line building methods—over the near term, at least—is not lower cost, but simply higher output. The national supply of trained, building-trades labor is nowhere near large enough to cope with the demand for housing, and there is not time enough to train more workers adequately. It's imperative that the skilled trades be used more effectively.

"Labor is hard put to keep up with the demands of building now," says James

Rockefeller OK's new tax credit

Offers business-tax deductions for production facilities in New York.

Governor Rockefeller of New York has signed into law the latest in a series of tax benefit measures to encourage more manufacturing in the state.

The bill provides a one-percent business-tax credit for manufacturers who build new plants, or modernize or expand existing facilities in New York. This tax credit on new construction and equipment can be deducted from either the corporate franchise tax or the unincorporated business tax.

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Gilbert, who heads a new consortium of concrete companies. "If building doubles, there won't be enough men to go around."

The arithmetic is compelling: "A builder we know can count on rounding up 10 men for a job; in a year he can put up 20 houses;" says Anson McAdams, a National Homes vice-president. "With our modules, he can put up 200."

Speed is key. This is a major argument for industrialization. Complex jobs can be broken into simple steps, and divided up among unskilled or semi-skilled workers. People capable of such work can be quickly trained. A lot of houses can be built in a hurry.

Building houses faster also can reduce one of housing's big cost items—the cost of money. "You get in earlier . . . the return comes earlier," says Richard Nalbercker, business development manager for Walter Kidde & Co., Inc. "That's important for construction loans, especially state loans."

Building a lot of houses faster may, in the long run, be the route to what can truly be called low-cost housing. Now the huge excess of demand for housing keeps prices spiraling up. "Industrialized housing will stabilize the housing market," says Stirling. Normal, competitive pressures, coupled with national economic growth, will reduce the relative cost of housing. "Then—in five or ten years," says Stirling, "we may have low-cost housing."

Tools for the housing revolution

The concrete box and the pipe-frame module may never entirely replace the old stick-built house, but the shelter revolution is under way. Techniques are being developed—and increasingly applied—to provide mass housing quickly for millions of low-income and moderate-income families. Ultimately, these methods may dominate the entire housing industry.

Despite the problems of economics, politics, labor, and esthetics, the technology of assembly-line homebuilding is emerging so rapidly that it is attracting many of the country's biggest companies—and not just builders. A shakeout is inevitable, but the ideas will survive. Those most likely to succeed generally fall into two categories:

- Wood or steel-framed modules, manufactured like postgraduate mobile homes, transported on flatbed trucks, then stacked and connected on site.
- Precast concrete systems—usually prefinished walls and floors or complete modules—made in remote or on-site plants.

The bulk of factory-built housing already in place today in the U. S. has been made by the wood-stud method. Stirling Homex Corp. of Avon, N. Y., for example, has 1,150 units in place in Akron, Syracuse, Rochester, and West Henrietta, N. Y., plus an order backlog of 3,000 units in six ities. It is negotiating other contracts in 24 cities.

Similarly, Modular Structures, Inc., of Bethesda, Md., has completed over 300 units in Amherst, Mass., and is now developing a 148-unit cooperative complex, designed by architect Paul Rudolph, in New Haven, Conn. MSI, too, is in a Breakthrough bid with Hercules, Inc., architect Tiffany Armstrong, and investment bankers Harlan, Betke & Myers, Inc.

And don't forget the ubiquitous mobile home; some 400,000 will be sold this year.

Other methods are getting a smaller but promising play. A growing number of module builders are turning to steel and aluminum for framing and floor joists, and others are pushing ahead with plastics for structural components.

Concrete's edge. But the big thrust in research and development is in concrete systems—especially for high-density urban housing. These concrete techniques can not match frame box systems for on-site construction speed, but backers say they are more durable and, in the long run, will prove much less expensive. Concrete's advantage: It is the cheapest building material, a good insulator, and fire-resistant.

Concrete high-rise apartments have long been factory-built in the Soviet Union, France, Britain, and Sweden to fill the post-World War II housing gap. In the U. S., one of the few concrete building systems to achieve wide acceptance to date is one devised by Boston architect Carl Koch and structural engineer Sepp Firnkas. Called Techcrete, it was first used in 1965 for a 200-unit project in Boston's Roxbury section. Since then, 1,000 more units have been finished, and Koch is readying two more major projects—one in Detroit and the other near Coney Island in New York. Techcrete uses precast wall panels and prestressed concrete beams that permit spans of 32 ft. Steel rods under tension lock the elements together.

Koch has put together a consortium to bid on Breakthrough, and he expects to win. "I think we have the only American urban-type housing that is really off the ground," he says.

Competitors. Several European concrete systems—Sectra, Balency, de Pondt, Jespersen, and Bison—are making inroads through U. S. licensees, and also figure in the Breakthrough competition. Concrete, Ltd., producer of the British Bison system, is consulting with Aluminum Co. of America, and some version of the Bison system will be in Alcoa's bid. The de Pondt system will be used on a 500-unit apartment project in South Chicago.

C. W. Blakeslee & Sons, Inc., of New Haven, Conn., a Bison licensee, is part of a

Aiding Operation Breakthrough

Broad-based companies:

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Bechtel Corp.
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Rohr Corp.
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Westinghouse Electric Corp.
Wickes Corp.

Housing specialists:

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Behring Properties, Inc.
Building Block Modules, Inc.
Building Systems Development, Inc.
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Forest City Enterprises, Inc.
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Hanover Modular Homes International
Insta-Building, Inc.
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Mid-City Developers, Inc.
Modular Structures, Inc.
Modular Concepts, Inc.
Modular Sciences, Inc.
Neil Mitchell & Associates
National Homes Corp.
Northwest Homes of Chehalis, Inc.
Palevsky Industries, Inc.
Pemton, Inc.
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Prebuilt Homes, Inc.
Precast Systems, Inc.
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Suspended Structures, Inc.
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new consortium—Precast Systems, Inc.—organized in June to bid on Breakthrough. It was formed by 41 prestressed concrete companies, sponsored by Martin Marietta Corp., and others, and is headed by Blakeslee President James Gilbert.

Both Balency and Bison are based on factory-cast concrete panels that are completely prefinished, inside and out, including windows and wiring. Precast Systems, like Koch, will do most finishing on the site, while U. S. Gypsum will prefabricate the nonbearing walls.

Cutting weight. Several U. S.-developed systems aim at overcoming concrete's biggest handicap—weight. One developed by the National Assn. of Homebuilders reduces panels from the usual 145 lb. to 90 lb., and has been demonstrated in a townhouse cluster in Washington.

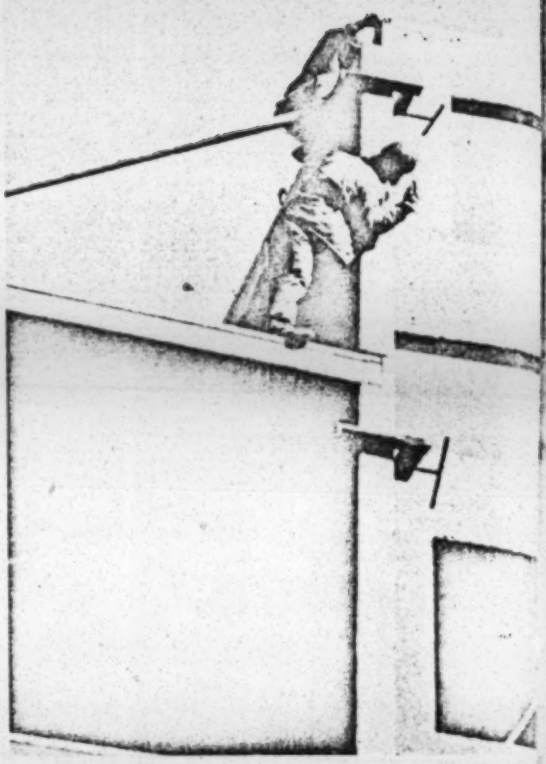
Stressed Structures, Inc., uses a module system and a new cement, Chem-Stress, which expands as it dries, building in stresses that help it withstand compressive loads. This allows the company to reduce wall thickness from the normal 6 in. to 2 in. According to Executive Vice-President John Lowell, the modules can be stacked 45 high. But critics contend the cement is still experimental, and they dispute the company's cost claims.

A different approach to slicing weight is a three-dimensional checkerboard arrangement being tried by Building Block Modules, Inc. The Oakland (Calif.) company casts four-sided, open-ended modules with 4-in.-thick walls, and stacks them so that the roof of one module becomes the floor of another that is formed by the space between modules. This eliminates double floors and walls, but requires a lot more on-site work for finishing the units formed by the free spaces. So far, the young company has built a small project in Oakland and started another nearby.

Objections. Elsewhere in Oakland, an 11-story apartment building has been erected using a system called Foldcrete that combines the ease of casting panels with the speed of installing modules. Wall panels are cast flat, at the site and adjacent to the roof panel. They are joined to a roof by steel hinges linked to reinforcing bars. When a crane lifts the roof, the walls fold down and are bolted at the corners to form the module.

For all the innovation, concrete's detractors argue that its simplicity and low cost start to disappear when interiors and exteriors are dressed up to appeal to the American consumer. Koch, a leading concrete advocate, answers that "we have reached the last economies we can in wood construction. But concrete "still is in its rudimentary stage," he adds, and "any further organization in its manufacture will make a tremendous difference in cost."

Factory pluses. Concrete or wood, the advantages of building in a factory, on or off the site, are enormous. Rainy days do not stop production, and work can go on

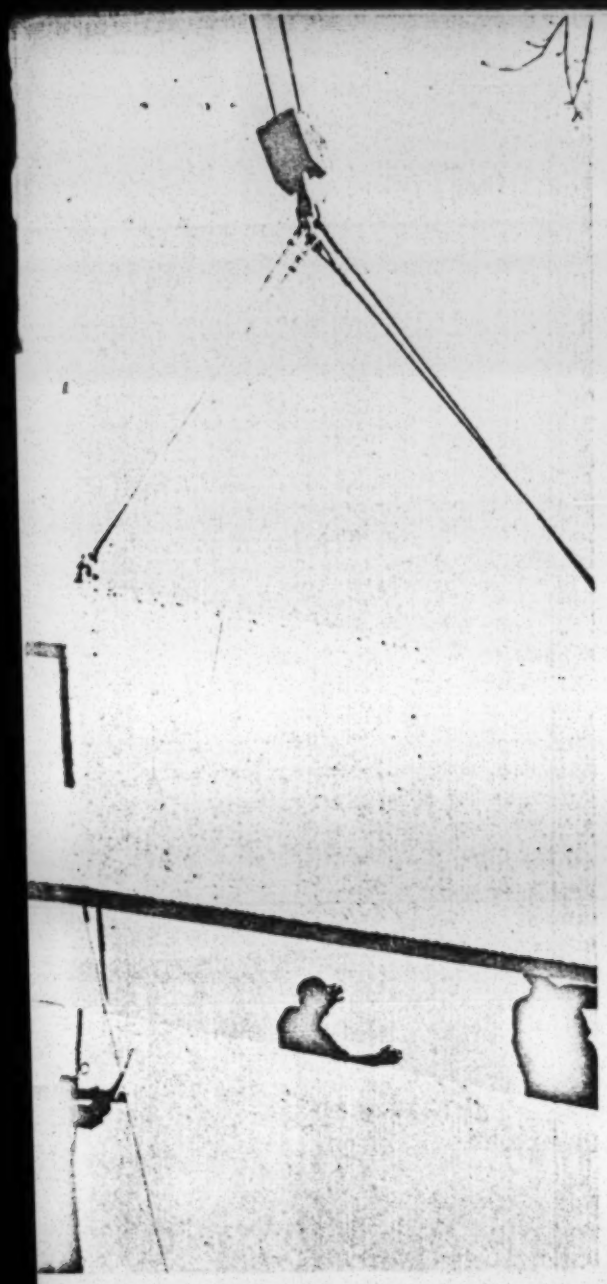


Precast panels form walls in a 1,200-unit project in Boston. Concrete system devised by

year-round. Temperatures can be controlled so that tricky materials, such as epoxy, can be used safely. And things such as compressed air or glue become centralized services, like electricity. Equally important, losses of materials through carelessness or theft can almost be eliminated. Such losses, says one builder, are "usually around 15% of the gross."

Putting a wood module together in a factory is much like building a house the on-site way—only a lot faster. As the floors roll down the production line, prefab walls and ceilings are nailed in place, prehung windows and doors inserted, preassembled plumbing "trees" installed, cabinets hung, and appliances added. Increasingly, kitchen, bathroom, and heating "packages" are simply dropped into place. Even carpeting or linoleum goes down in the factory.

All lumber and facing is precut. Jigs and fixtures are used in assembling wall frames. At the Lafayette (Ind.) plant of National Homes Corp., a set of wheels 16 in. apart rolls over a wall frame to spread glue on studs, waits for the wallboard to be laid on, then rolls back spitting nails.



Carl Koch and Sepp Firnkas is a leader among new factory-built housing techniques.

Members of a roof truss are set in position, then knocked together in one clout by power hammers at each joint.

Not all module builders have taken the production-line approach. Northwest Homes, in Chehalis, Wash., prefers to keep each module in one place, moving its specialized work crews from station to station, much as Levitt does on site.

And General Electric's bid for a big military housing contract is based on a portable factory and 10 basic sub-assemblies put together onsite. GE eschews the role of builder, however, and hopes to market its system to others.

Cutting maintenance. Module builders appear to be acutely conscious of the need for quality work. And buyers of public housing are willing to pay extra for dwellings that offer low maintenance cost. In Stirling Homex's Tudor design, for example, a white exterior of tough Tedlar film laminated to plywood is easy to sponge clean. Interior walls are wallboard laminated with a heavy, textured vinyl. And exterior doors are metal skins filled with dense urethane foam.

There are signs that wood may give way to metal more and more. The wood module of Prebuilt Homes already uses quite a bit of steel—all of it carefully hidden. Chairman Paul Corp does not think an all-steel house would be popular today, but plans to head in that direction as fast as public taste will allow. After 20 years in the auto industry, Corp leans to steel for dimensional control and ease of mechanization. Prebuilt has won a contract to build 800 modular units for Detroit's housing authority.

Switch to steel. National Homes is studying a possible switch to steel studs to improve its fire rating. But the first builder of wood modules to convert entirely will probably be Stirling Homex, whose new Akron plant, due to open this fall, will use all-steel stud construction. The company's Avon plant also will go to steel. Stirling's reason for the switch: it has designed a high-rise system based on steel-frame, stackable modules, and does not want to support two different systems. Stirling will soon expand to about a dozen factories if a planned stock offering is successful.

Other companies are starting out with steel frame construction. In Ft. Lauderdale, Fla., Behring Properties, Inc., has come up with a flexible, three-module design it calls Modiflex. The modules can be arranged to form a variety of one-story houses priced under $17,000, or can be stacked as two-story garden apartments.

U. S. Steel, Jones & Laughlin, and other steel companies have also developed new concepts for steel-framed housing. Interest also is running high over a new system of welded construction called "plastic design." Structural engineers Allison & Meyers of Rockville, Md., who now have a second welded steel high-rise near completion, figure the cost at 10% less than conventional concrete poured in place. Economies in steel high-rise building also are coming from newer, stronger steels and from a "staggered truss" system developed by the Massachusetts Institute of Technology.

Pipes to Pipestone. A number of small companies are starting to use an unusual steel technique devised by Ruble Langston, a former professor. Langston's frame consists of welded steel pipe; wall, floor, and roof panels are made with special glued-on snap fasteners that grip the pipe. Langston's Hanover Modular Homes International, Inc., in Bryan, Tex., has licensed Modular Structures of Pipestone, Minn., to build a group of 10 duplex apartments under a HUD contract.

One of the earliest experimenters in steel frame housing, Rohr Corp., plans to try again with a Breakthrough bid. Rohr produced several modular houses in 1964 and 1965 before trouble with codes and unions ended the project. Says Burt F. Raynes, Rohr president: "Had we stayed with the homes, we'd be the most successful guy in the business today."

Aluminum also has its proponents. Fruehauf Corp. announced earlier this year that it would build an aluminum module. And Modular Mfg. Co. of San Francisco has a panelized prefab house based on aluminum framing. Kaiser Aluminum helped design its metal extrusions, with built-in raceways for wiring.

Synergy. While concrete, wood, and metal impose different design and production disciplines, they come together in many advanced building concepts. The Panel Lock system developed 10 years ago by Lockheed Aircraft Service Co., Ontario, Calif., uses concrete precast in steel frames to form roof and wall panels that are clipped together on site.

Combination systems are especially suited for high-rise housing. Wood modules cannot be stacked more than two or three high. But it is possible to visualize a concrete or steel frame into which prebuilt wood modules could be inserted. Such an installation is being planned for the Twin Cities area, where SkyeRise Terrace, a division of Wick Building Systems, Inc., will build a circular tower to hold 98 mobile-home modules.

Mortar of purpose

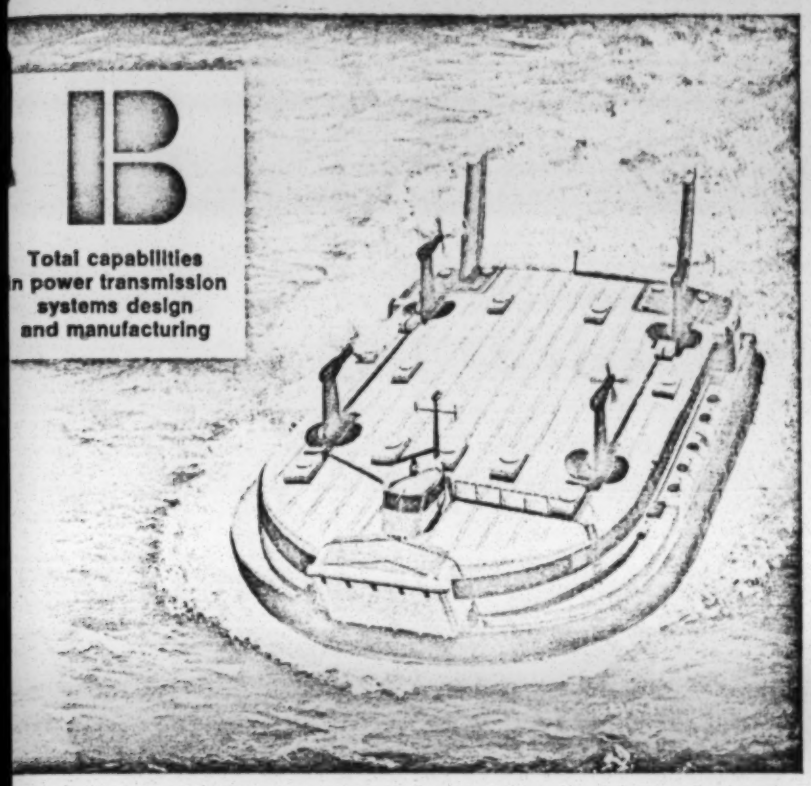
All of these systems rely on conventional building materials, but a number of companies have turned to structural concepts based on plastics. One involves a filament-wound module—80% glass, 20% resin—developed by engineers at the University of Michigan and at Aerojet-General Corp., which uses the method for making rocket motor cases.

A proposal to use such modules for low-cost housing on military bases was unsuccessful, but the idea is not dead. Some of the Michigan people formed a small company, Spun-Tech Housing Corp. in Ann Arbor, which hopes, through Breakthrough, to get enough money to build a module. Aerojet-General may be going the same route, but won't disclose any details.

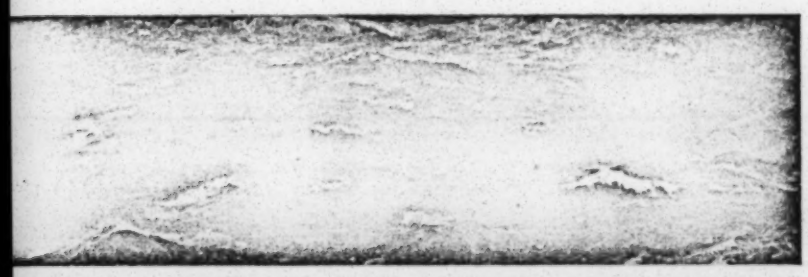
Plastic sandwiches. Another system would use foam plastic in load-bearing walls. Modular Concepts, Inc., of Gardena, Calif., has come up with a panel consisting of rigid polyurethane foam sandwiched between two thin sheets of plywood. The 2-in.-thick panel needs no studs.

Many companies have been working on foam sandwich panels, but generally not for load bearing. Uniroyal Chemical Co., Naugatuck, Conn., for one, hopes to submit a Breakthrough proposal for various types of polymeric wall panels, including rigid urethane foam. And Borg-Warner Corp. has been experimenting with urethane foam between sheets of high-impact thermoplastics.

Plastics are not the ultimate in far-out materials. One house developed by Certain-Teed Products Corp. for an experimental HUD showcase last year at



Faster Ferry



ross-channel ferry trip from Great Britain to France is being cut minutes by the British Hovercraft SR. N4. This Mountbatten class shion vehicle skims the water at speeds up to 65 knots while ng 254 passengers and 30 automobiles.

Buehler Corporation, with its long established reputation for craftsmanship and total product integrity, was selected to pro- the large spiral bevel gear sets for the power transmission of the prototype and production models of this amazing craft. 30 ft., 397,000 lb. vessel uses 4 power transmissions with the ion gearing of each transmitting 3,400 S.H.P.

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Austin, Tex., was made of a new kind of asbestos cement—used for both wall panels and connecting posts. The same showcase unveiled the Stack-Sack house, made of concrete-filled, water-dipped burlap sacks, reinforced by steel rods. The wall is finished off with a sprayed cement coating. The method, which costs less than $5,000 a unit, has since been used to build an apartment complex in Galveston, Tex., and is now being used in Winston-Salem, N. C.

The builders do, indeed, "have technology coming out of our ears," says James Mitchell, of Arthur D. Little, Inc. "We just haven't found successful ways of assimilating it."

This does not mean that all the technical problems of housing have been solved or that all desirable innovations have been conceived. But most industry and government experts now wrestling with the housing crisis agree that the solutions will not be found in technological breakthroughs.

"We have innovations in plenty," says Boston architect Koch, "but there is no indication that we as a nation are ready to pull in our belts to the extent that is necessary to make the country fit to live in."

Key ingredient. It used to be a common assumption that if the building trades would be reasonable, and if communities would update their building codes, construction men could use new materials and techniques to slash the cost of housing. Only gradually has the federal government awakened to the reality that the industry did not have the financial muscle to retool, cut prices, and thus create a mass market. The mass market would have to be created for it through subsidy, HUD concluded.

Many companies have begun to move on their own, but not on the scale that would produce the kind of savings—estimates run from 10% to 50%—that assembly-line building has produced in other countries. HUD's blend of exhortation, publicity, and money is designed to foster creation of that mass market by winning wide-scale acceptance of industrialized housing.

If Romney can achieve this "breakthrough," the nation may be on its way to forging the commitment needed to solve its explosive housing problems. The rewards could be, at least, a new life for the housing industry and, at best, new hope for millions of Americans.

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HOUSING FOR THE 70's: THE IMPACT OF EXCLUSIONARY LAND-USE AND BUILDING CONTROLS

CONFERENCE

Thursday, November 6, 1969
Somerville Inn, Route 22, Somerville, New Jersey

STATEMENT OF POLICY - NEW JERSEY BUILDERS ASSOCIATION

Home builders are engaged in an ancient calling in the provision of shelter. In essence, they provide housing - a way of life. It may be a single family residence, an apartment or a town house. Whatever its form, housing in urban surroundings is the key to patterns of environment which include within their scope all of the structures and amenities required for daily living.

Home building in New Jersey enters 1970 facing the greatest demand and need for housing in all history. Increased production is the essential ingredient in any formula for the solution of the housing problems of our state. Without this vastly increased production, the housing aspirations of many of our people will continue unrealized.

The problems which impede housing production are not new. Only in degree are they more acute. So severe are the policies of exclusionary land-use in New Jersey that in garden apartment construction 80 percent of new units are limited to one-bedroom with the remainder allocated to two-bedroom apartments. Four-bedroom apartments are not permitted.

Such selfish sovereignty by municipalities drastically reduces the effectiveness of programs to house thousands of low and moderate

income families now living in sub-standard dwellings. The emergent nature of this situation is starkly reflected in the fact in nine counties with urban centers there are close to 600,000 living units whose structures are older than thirty-years. Of this number, some 300,000 are either deteriorated or dilapidated.

If we are to implement our resolve to eliminate inadequate housing as a root cause of disunity and unrest, we must remove the long-standing obstacle of exclusionary zoning which continues to thwart the productive energies of the great New Jersey building industry.

The full strength, experience and resourcefulness of home building must be unshackled by appropriate land-use revisions. Uninhibited by obsolete rules and practices, the home builders of New Jersey can truly make of our environment a responsive setting in which the people of New Jersey can flourish to the fullest.

NBJA PRESIDENT
SAM HERZOG

MJBA/NCDH Land-Use Conference
Somerville Inn
Nov. 6, 1969

Workshop #1

LAND-USE LIMITATIONS - LEGAL ISSUES

Background

In English and American law there have been limitations on the manner in which an owner of real property can use his land from time immemorial. Examples of such limitations are the law of easements, the law of nuisance and the enforcement of restrictive covenants against certain uses which would prevent neighboring property owners from the full enjoyment of their property.

It was only in the beginning of the twentieth century that the legal doctrines, which supported the establishment of fire codes for buildings and health codes as aspects of exercises of the police power, were extended to sustain the right of local governing bodies to impose much broader limitations on the use of land through zoning and building code regulations. The Supreme Court's decision in 1926 in Village of Euclid v. Ambler Realty upheld regulation through zoning as a constitutional exercise of the police power.

Factual Background

The concept of zoning regulation upheld in the Euclid case, which supported the right of a local community to designate permissible land uses throughout its jurisdiction, has been utilized to build economic and racial walls of segregation. Thus, it is now the established pattern for local communities throughout the country to limit large areas of land for the exclusive construction of single-family detached homes, to specify minimum sizes for lots on which such single homes can be built, to require minimum space per occupant, minimum setbacks and minimum vacant land requirements in residential areas, and to impose a host of other requirements designed to increase construction costs and limit residential densities.

The clear effect of this pattern of zoning limitations has been to exclude the poor, a disproportionate percentage of whom are racial and ethnic minority group citizens, from suburban areas and to block alternatives to and remedies for ghetto residency. Exclusionary zoning techniques enable the barring of the black, the brown, and the poor from specific portions of towns, villages and cities, and from entire suburban communities and represent an effective alternative to outlawed racial zoning and racial restrictive covenants.

Queries for Discussion

1. May a local community through the use of zoning ordinances, building codes and other devices restricting land use establish a system which forces lower-income and minority group persons to reside in limited geographic sections of that community?

2. May a local community by using land-use techniques advantage itself at the expense of neighboring communities in terms of excluding poor persons from the community, thus imposing on neighboring communities the added tax costs implicit in the care and assistance of the poor?

3. To what extent may the delegation of police power embodied in the authority given local communities to establish zoning ordinances, planning codes, building codes, health codes and fire codes be used for the private advantage of some of the residents of the community?

4. To what extent is a state required, under state and Federal constitutional provisions, to prevent the misuse of delegated police powers in the areas of zoning and planning? Is a state's civil rights policy relevant?

5. May a state or community avoid its constitutional responsibility by making zoning decisions subject to a referendum vote?

6. Are current building code and zoning requirements consistent with the constitutional right to own and utilize property as protected by the due process clause of the Fourteenth Amendment?

HOUSING FOR THE 70's: THE IMPACT OF EXCLUSIONARY LAND-USE AND BUILDING CONTROLS

(A conference to examine the restrictive use of zoning ordinances, building codes, financing, taxation, and other policies and practices which impede development of an adequate housing supply.)

Co-sponsored by National Committee Against Discrimination in Housing (NCDH) and New Jersey Builders Association (NJBA)

Thursday, November 6, 1969
Somerville Inn, Route 22, Somerville, New Jersey

WORKSHOP #2

Impediments of Restrictive Laws and Codes to Development of Housing and Needed Technology

Some Suggested Questions for Discussion.

1. New Jersey's population increased by over one million between 1960 and 1968 (6,066,782 to 7,203,510) at an annual average increase of 142,000. It is estimated that over two million more will have been added by the end of the 1970's. In view of New Jersey's relatively limited land area (it is already the nation's most densely populated state), should the responsibility for providing living space for our increasing population be primarily at the state level or at the municipal level?

2. The State Department of Community Affairs has made a study which finds that we need to add 81,000 housing units annually to meet the needs of the State's growing number of households. We are

currently producing about 36,000 housing units per year, leaving a gap of about 45,000 units, resulting in an increasingly severe housing shortage. The stepped-up rate of family formations is just beginning, reflecting the increased birth rate of the late 1940's and early 1950's.

If problems of mortgage money and rates were solved, could the building industry more than double its production in New Jersey under present zoning, subdivision and building controls? In what way do these impede the building industry's ability to supply the State's housing needs?

3. Can impediments in local controls be removed by a campaign of public education directed at the elected officials and taxpayers in suburban communities? Or is it necessary to assert the rights of homeseekers to shelter by legislative reform of the enabling laws which grant land use and building controls to municipal governments?

4. What has changed since the early 1950's to preclude resumption of construction at volumes achieved then?

5. Can residential building take place in New Jersey at the scale, through the management forms, and by the mass production techniques proposed by Operation Breakthrough? What would have to be changed in land and building control procedures to enable Operation Breakthrough to work in New Jersey?

6. What influences can the Federal government bring to bear on local government to persuade it to cooperate with housing goals and programs established by Congress? Should Federal grants and

other assistance be withheld from non-cooperative communities? Should the State government do likewise with school, local road and other financial aid?

7. Should state enabling laws be revised to place an upper limit on (a) lot sizes or (b) the percentage of a municipality's land area that can be zoned for lots of more than 10,000 sq. ft.

8. Should state law make it mandatory for each municipality to zone a stated percentage of its land area for multi-family or town-houses?

9. Should Cluster Design and Planned Unit Development be mandatory for municipalities under State law, if they are within the density limitations established by local zoning?

10. To what are exclusionary land use practices mainly attributable? Status consciousness ("snob zoning")? Race consciousness (the effort to exclude Negroes by excluding housing for families with less than an average income)?

11. Would passage of the proposed new land planning law (S-803) reduce current misuse of local powers to control land development to exclude housing for families of low and moderate income?

NEW JERSEY BUILDING PERMITS ISSUED (1960 - 68):

Year:	Total:	Single Family: No.	Single Family: % of Total:	Multi-family: Private:	Multi-family: %	Multi-family: Public:	Multi-family: %
1960	41166	30690	74.6	9413	22.9	1063	2.6
1961	46936	29555	62.9	14042	29.9	3366	7.2
1962	46655	29025	62.2	17136	36.7	494	1.1
1963	54488	28685	52.6	25118	46.1	685	1.3
1964	68078	27673	40.6	39187	57.6	1218	1.8
1965	64933	30675	47.2	32546	50.1	1712	2.6
1966	50163	23868	47.6	23971	47.8	2324	4.6
1967	46958	24380	51.9	20842	44.4	1736	3.7
1968 **	43661	23781	54.5	17331	39.7	2549	5.8
Totals:	420,524	221,054	52.6	185,929	44.2	13,541	3.2

* "Private" includes 2-family, 3-4 family, 5 or more family.

** Adjusted to include only 1/2 of 1960 and 1/2 of 1968 to permit comparison with population increase of 1,136,718 between the U. S. Census (April, 1960) and the State's population estimate on July 1, 1968.

Source: New Jersey Department of Labor and Industry

Building Codes As an Impediment to Housing and Needed Technology

Discussion notes for Workshop #2 prepared by Philip J. Cocuzza, Executive Vice President, New Jersey Builders Association

It has become abundantly clear that the foremost problem we face concerning building codes is the multiplicity of them authorized by the various communities throughout the state of New Jersey. Of the 567 municipalities in New Jersey, 90 use the BOCA code, 80 use the state code, 77 use the National code and the balance of 320 communities either have their own local code or in some half dozen cases no building code at all.

The multitude of codes becomes further compounded when a Multi-Family Project is to have FHA insurance. Such a project must then comply with the housing code of the FHA, the New Jersey Department of Community Affairs' rules and regulations, and the local municipality. This results in the need to meet three separate fees and approvals which often conflict with each other.

In addition to this superabundance of codes, matters are further complicated by the fact that, in the main, these codes are not kept up-to-date with the latest developments in technology. Thus, the residential building industry finds itself unable to keep up with housing demands even though new technology would be of great benefit in fulfilling this need. The new technology which does exist would not only assist in speedy production but would have the added major benefits of helping to reduce costs, improve the materials used, resulting in better homes at a savings for the buying public.

Many of the local building codes have requirements injected into them as the result of personal prejudices or biased vested interests. An example: One local code in New Jersey states that "minimum size floor beams for residential construction shall be 2" x 10" at 16" off center." This one statement adds $150.00 of unneeded cost to a small ranch house which could have used 2" x 8" floor beams. Not incidentally, the requirement of 2" x 8" floor beams was established by qualified code specialists and not just arbitrarily instituted.

These, in a very cursory way, are some of the major problems the building industry faces as a result of archaic, outmoded and restrictive building codes. One obvious answer to the problem would be the adoption of a state wide building code. A single state code could be administered by a qualified staff and kept current with technology as it develops. We feel also that such an administrative setup would be further removed from the possibility of political pressures than the system now in use.

With adoption of a single building code, a more rapid development of technology would be possible. Currently, manufacturers are loath to develop new products since they are aware of the battle that awaits them in trying to obtain approval of their new products. It seems patently obvious that with a more viable system for approval of new products, a greater incentive would be offered the manufacturer.

With the adoption of these recommendations, residents of New Jersey would find housing of a higher quality, at a lower cost, and more readily available. Of course, the other problems such as restrictive zoning and inability to obtain mortgage financing at reasonable rates must also be solved.

HOUSING FOR THE 70's: THE IMPACT OF EXCLUSIONARY LAND-USE AND BUILDING CONTROLS

(A conference to examine the restrictive use of zoning ordinances, building codes, financing, taxation, and other policies and practices which impede development of an adequate housing supply.)

Co-sponsored by National Committee Against Discrimination in Housing (NCDH) and New Jersey Builders Association (NJBA)

Thursday, November 6, 1969
Somerville Inn, Route 22, Somerville, New Jersey

WORKSHOP #3

Employment Location and Housing Choice

Some Suggested Questions for Discussion.

I. From the Employers' Point of View:

1. In considering applicants for employment, do employers favor local residents? Do employers establish, formally or informally, a maximum travel distance beyond which you do not consider applicants? Does this vary with skill level or executive position? Does distance of employee's residence from plant affect absenteeism and tardiness? Does it affect turnover?

2. Are some positions difficult to fill in offices or plants located away from core cities? What steps are usually taken to overcome such labor shortages? Busing from core city? Offering higher wages? Employing local housewives parttime?

3. In considering a suburban plant location likely to create housing problems for their work force, are employers prepared to

use your leverage with the local governing body, which solicits them for prospective ratables, to influence it to rezone (or do whatever else it can) to enable housing to be built to suit employees' needs?

4. Before locating in a new area, are employers in a position to provide builders and realtors with comprehensive information on employees' housing needs? Has this been done, to you knowledge, by plants prior to moving?

5. Are corporations moving to new locations prepared to offer loans to builders who agree to construct housing of the type and volume needed? Are corporations prepared to buy land suitable for housing and lease it to builders on long term? Are corporations prepared to lease newly-built apartments in quantity to sub-let to their employees? Are corporations prepared to underwrite mortgage loans of employees who encounter problems in securing financing?

6. Are employers prepared to join with builders and other groups in court action to challenge exclusionary practices by local government? Would they offer expert testimony on the effect of exclusionary practices upon labor markets and the development of the economy?

7. Are employers prepared to advise and counsel those of their employees who are discriminated against in securing housing on grounds of race? Are employers prepared to support such employees in making and pursuing complaints before State Boards and in the courts? Do employers prefer to avoid hiring those of ethnic minorities to avoid involvement in housing law enforcement

cases in communities that have never welcomed minority families previously?

II. From the Builders' Point of View:

1. If builders have advance information on employment location, is it feasible for them to build housing designed to meet salary and wage levels and number of units indicated?

2. Would builders value a close working relationship with large employers seeking office and plant sites in their territory?

3. Does "Operation Break-through" afford new opportunities for employer-builder collaboration in supplying housing for industrial growth areas?

4. Do builders who construct housing for moderate income families fear being blacklisted by municipalities whose approval they might need for future projects?

III. From the Real Estate Brokers' Point of View:

1. As part of the local community leadership in a suburban area, devoted to maintaining its patterns and practices, can broker be of service to an incoming plant which seeks help in expanding the supply of housing for blue collar workers, and minority employees generally?

2. As professionals in real estate do brokers advise local governing bodies and planning boards that it is not feasible, in the long run, to zone for industries if they consider industrial employees not to be welcome as local residents?

3. In view of the growing housing shortage and its depressing effect on real estate activity, what does the real estate

profession suggest to employers, builders and homeseekers as a plan of action to make a breakthrough to housing growth in suburban areas experiencing expanding employment opportunities?

IV. <u>From the Suburban Municipal Officials' Point View:</u>

1. What is the basis of opposition to moderate-cost housing in suburban communities? That tax-yield is not commensurate to costs of municipal services? That such housing is incompatible with the "character of the community?" That residents of such housing would be socially incompatible with present residents?

2. What is the minimum assessed value of a one-family house that "pays its own way" in an average suburban community?

3. What is basis of opposition to multi-family housing? To town-houses?

4. In municipalities whose zoning provides for multi-family housing, what is basis of objection to state-assisted middle income housing, Federal 221 (d)(3), rent supplements, etc.?

5. Would you favor an amendment to the State's zoning enabling legislation which would place a limit of 100X100 on maximum lot size requirements in zoning ordinances? What would be the effect of such a limitation?

6. Would you favor an amendment to the State's zoning enabling legislation which would require that every municipality zone for a reasonable proporation of multi-family units based on need as demonstrated by local employment opportunities?

7. In view of the growing inability of municipalities to cope with rising budgets by manipulating land-use controls (i.e.

zoning for industrial ratables and zoning against housing for wage workers), would you favor having the state assume local school costs (up to $600 per pupil) in return for giving the county and state a voice in local zoning, subdivision and building codes?

V. <u>From the Employees' Point of View:</u>

1. Which does the employee look for first, the house or the job?

2. Does the lack of housing opportunity in suburban areas inhibit opportunities for employment in those areas? Or is travel to job from a core city merely an inconvenience?

3. Would employees buy or rent in a location where the job they have (or will hold) is for the only employer with whom they can hope to find accessible employment from such place of residence.

4. Do employees have objections to being dependent in any manner upon their employer for housing (i.e. a loan or underwriting of mortgage)?

5. Would employees consider those whom they find compatible as associates and fellow-employees at their place of work to be also compatible as neighbors and fellow-citizens of their communit

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Thursday, November 6, 1969
Somerville Inn, Route 22, Somerville, New Jersey

WORKSHOP #4

Taxation and Housing Finance

Outline of Remarks by Thomas V. Seessel, Executive Director of the New Jersey Housing Finance Agency.

Two recent national studies - the Kaiser Report and the Douglas Report - have come to the same conclusion: we need to produce about 2.6 million new and rehabilitated housing units each year for the next decade if we are going to meet the need.

Included in this figure would be 500,000 to 600,000 new and rehabilitated housing units annually for moderate and low income families.

The first year of the decade projected in those reports has almost slipped away, and the sad reality is that instead of 2.6 million housing starts a year, the adjusted yearly rate for housing starts has fallen to about 1.3 million. Some have predicted that the annual rate may yet fall below the 1 million mark.

One reason for the growing housing shortage is the cost of money and its availability on the conventional market. Interest rates on conventional new home loans have reached an average of 8.25 per cent.

Other underlying factors include escalating construction costs, rapid up-zoning of land which puts it out of the moderate and lower income housing market, and high property taxes.

New Jersey is our most urbanized state, and it reflects in microcosm the situation in the Nation. Studies conducted by the New Jersey Department of Community Affairs show that there is an annual gap of 36,000 housing units between the 45,000 we are currently producing and the 81,000 we need.

This is where the New Jersey Housing Finance Agency (NJHFA) can come in. We were created in 1967 to provide construction and permanent mortgage financing for multi-family moderate income housing in all parts of New Jersey. The agency makes mortgage loans to non-profit and limited dividend housing sponsors for long terms.

We can lend money now in the neighborhood of 6%. This interes saving is passed on to eligible families in the form of lower rents for middle and moderate income families.

In addition, the Agency has obtained a large amount of federal rent reduction assistance funds which enable us to reach families with annual incomes of as little as $2,000 annually.

But there are problems to be faced even with our program. Apart from the fact that the rise in interest rates and land and construction costs affect our program, there is the problem of the local property tax.

Although communities in which the Agency finances housing must pass a "resolution of need for moderate income housing" before we can come in, there is no requirement that they grant tax abatement. Yet, in all cases to date, we have had to ask the communities where we build to grant such abatement, as a counterweight to rising costs. A subsidy is thus provided by the locality the level of government least able financially to provide subsidies Ways must be found to shift this burden to state and federal governments, and off the backs of local property tax payers.

- -

Some Suggested Questions for Discussion.

1. To what extent have builders and developers utilized the New Jersey Housing Finance Agency Program? What shortcomings do builders contend hampers their use of this program?

2. Which income groups have been priced out of the market for one-family homes by the mortgage interest rate increase from around 6% to around 8%?

3. Are the construction limits under the 235 and 236 programs of the Housing Act of 1968 feasible in New Jersey? What proportion of housing needs can be satisfied by 221 (d) (3)?

4. Is increased multi-family construction an answer to the housing needs of those families priced out of ownership of single family homes? Does this argue for zoning of additional land for multi-family use?

5. Would adequate funding of the rent supplement program encourage multi-family construction, especially in the suburbs?

6. Should FHA approval of multi-family projects require that they be designed to rent at levels that correspond to local housing needs generally, rather than for the upper income families only.

7. Can better planning of land utilization be encouraged through revised tax policies? Should present ratios of assessment for land and improvements be altered?

8. Property taxes increased 9% in New Jersey between 1968 and 1969. If taxes continue to rise at the present rate, what will be its effect upon the ability of families with less than average income to continue to own homes (Mean income for New Jersey households in 1963 was $7,940.)?

THE NEW YORK TIMES, FRIDAY, NOVEMBER 7, 1969

Low-Income Housing Exclusions in U.S. Assailed

By RICHARD J. H. JOHNSTON
Special to The New York Times

SOMERVILLE, N. J., Nov. 6—Widespread municipal zoning laws that exclude decent low-income housing were attacked today by civil rights leaders and spokesmen for the home-building industry at a conference here on Housing for the 70's.

The 160 persons who attended the day long conference, held under the joint sponsorship of the New Jersey Builders Association and the National Committee Against Discrimination in Housing, Inc., heard municipal zoning restrictions that prevent the creation of adequate housing for low-income workers denounced as "selfish sovereignty."

Widespread prohibitions under zoning laws that prevent construction of low-rental multiple-family dwellings in these communities were especially identified as barricades against decent housing for the less affluent.

Home Rule Attackeed

Those attending the conference were urged to press through industries and manufacturers, through the ballot box and through Federal and state governments to force municipalities to wipe "exclusionary" zoning ordinances from their books so decent, low-cost housing could be built in areas away from the slums of the inner cities and near the source of jobs and income.

Stewart M. Hutt, counsel for the New Jersey Builders Association, declared that selfish and exclusionary zoning barriers were forcing the building industry to operate "in a horse and buggy manner."

"A way has got to be found," he declared, "to get away from the constrictive home-rule aspects of the legislation that supports and protects these restrictions."

Harold B. Finger, assistant secretary for research and technology of the United States Department of Housing and Urban Development, underlined the effects of restrictive zoning and "selfish" land use by pointing out that 99.2 per cent of all undeveloped land in the country earmarked for future dwelling purposes is restricted to single-family dwellings.

With forecasts of a national population that will double every 30 to 50 years into and beyond the foreseeable future, Mr. Finger said, dwelling places will have to be established not only for the "affluent" but for the "lower income groups" as well.

Mr. Finger added that in many communities far-sighted leaders and businessmen want to "find a way out" of the archaic protective and restrictive approach to zoning that has resulted in the creation of "great white belts around the cities" that hold the ethnic minorities in circles while the suburban community residents say "we want it this way," he said.

George E. Carter, assistant to the president of the Systems and Management Division, International Business Machine Corporation, told of the problems faced by industries that seek to establish in and near the settled and restrictive communities.

He said that while these communities were eager to accept the "ratables" and the "employment and subsequent prosperity" that go with the arrival and establishment of a new industry, the job of settling company employes in the community, particularly non-white workers, is a formidable task.

Many industries, Mr. Carter added, were willing to press the issue of decent housing for their minority group employes.

"A black engineer or mathematician," Mr. Carter said, "is the hottest item in American industry today."

Court Ruling Urged

Ralph Brown, representing the New Jersey Housing Finance Agency, discussed the problems of taxation and finance in the effort to provide housing for middle-income and lower-income families in established areas of the state outside the major cities.

"There is a need," Mr. Brown said, "for the United States Supreme Court to deal with the problem of discrimination through local exclusion in their zoning against lower income housing."

He noted that the Supreme Court had long since struck down discrimination in other fields but that discrimination based solely on economic strata remained untouched at the base of many municipal zoning regulations.

A series of workshop sessions in the conference at the Somervill Inn here followed presentation of the problems. They were involved in constitutional and legal issues growing out of land use in the United States. The relation of housing and employment opportunities and the impediments to providing adequate housing were discussed in the context of restrictive laws and codes.

THE BERGEN COUNTY (N.J.) RECORD
Friday, November 7, 1969

Housing Conference

Towns Told They Ban Poor

By EDWARD J. FLYNN
Staff Writer

Restrictive zoning practices and building codes are adding to New Jersey's serious housing shortage.

They also cause racial polarization and economic bias, it was charged yesterday by the New Jersey Builders Association and the National Committee Against Discrimination in Housing (NCDH).

At an all-day conference in Somerville, the two groups began to mobilize a coalition to fight for more and better housing for low- and middle-income families.

They attacked zoning laws which ban apartment houses or which limit apartments to having only one bedroom units, and large minimum lot sizes which often place homes out of the price range of Negroes and Puerto Ricans.

New Jersey, the nation's most urban state, was selected as the state to hold for the first in a series of conferences designed to spark a national campaign against exclusionary land-use and building controls.

Both groups noted that New Jersey was also the setting for a meeting in 1962 of representatives of the NCDH, the National Association of Home Builders, and of President Kennedy to consider housing discrimination.

Those talks in Princeton laid the groundwork for President Kennedy's executive order in November 1962 that federal funds would no longer go to housing programs which perpetuate ghettos.

Housing Shortage

In the next 10 years, the nation will need 26-million new housing units, said Harold B. Finger, assistant secretary for research and development of the Department of Housing and Urban Development.

Finger, the conference's keynote speaker, said there is no question that restrictive practices in land-use and zoning are commonplace.

In the New York metropolitan area, he said, 99.2 per cent of the undeveloped land is zoned for one-family homes. Two-thirds of that vacant land is zoned for minimum half-acre plots.

"You can't put housing for low-income families on that land," he said.

Following a series of workshop sessions dealing with the impact of restrictive practices on the housing market, the more than 100 persons at the conference made the following recommendations:

- Continue court tests of restrictive zoning, especially when there are exclusionary patterns which extend beyond municipal boundaries. The NCDH currently has three legal challenges on restrictive zoning, including one in Montclair.
- Bring together builders, leaders, and civic groups together to offer proposals on the housing shortage.
- Reorganize the state's tax structure.
- Hold back federal and state funds from communities which have restrictive zoning laws.
- Offer special grants to communities which have planned adequate housing for all income groups.
- Create a state appelate review of local zoning and building codes.
- Adopt a unified state building and construction code.

Establish housing goals with the widest variety of choice in price and type.

THE ATLANTA CONSTITUTION

For 102 Years the South's Standard Newspaper

Low Income Housing

JACK TARVER, President

REG MURPHY, Editor

PAGE 4-A, MONDAY, AUGUST 3, 1970

★

The Death Wish

Where there is no vision, the people perish.—Proverbs 29:18

Those Fulton County residents who object to the location of low rent public housing projects anywhere near their homes, have, in a real sense, legitimate concerns. That is, though some of these phrases have become code words for racism, it doesn't follow always that anyone concerned about, say, *property values* in the neighborhood is a racist.

All of us are concerned about the quality of life where we live. The schools, the kind of people who live near us.

Someone in the Red Oak area, say, has an understandable interest in *any* project which might bring several hundred new school age children into the area . . . especially if the nearest school already seems overcrowded. This is an issue in itself, a fair one to raise.

Atlanta Congressman Fletcher Thompson is never one to resist a short term political advantage, no matter what damage he does to his community. As he has on other issues, he spoke out on this problem of low rent housing in a manner aimed at catering to the racial fears of some of his white constituents.

It may win Congressman Thompson a few votes in the short run. In the long run, it hurts his district. He purports to be speaking for his constituents in fighting to kill two low rent public housing projects planned for Fulton County, outside the city limits. He is, in a sense. He's speaking to—and encouraging—the fears of some white middle class citizens. But what of the poor, white and black, who also live in the district . . . and who desperately need the housing provided by these projects? Are they not Rep. Thompson's constituents too?

Atlanta's congressman purports to be something of a conservative. Yet a *responsible* conservative tries to *conserve*. Thompson's short range policies tend to destroy the very city he represents.

Make no mistake: If we permit the inner city, the central city portion of Atlanta, to become the preserve of the poor . . . if we build an artificial wall between a concentration of housing projects in the central city . . . surrounded by suburban sections reserved for the more affluent . . . then this city is doomed. We have a choice in Atlanta, a serious choice. We can choose to make this metropolitan area live and grow. Or we can let the city die. The effort to wall in, as in effect voiced by Congressman Thompson, has the sound of a death wish.

M E M O R A N D U M

September 2, 1970

Secretary Romney's legislature package for 1970 - especially in area of open housing and dispersal of low income housing- was torpedoed in the Housing Subcommittee of the Banking and Currency Committee.

Rep. Blackburn was a primary force in this effort. He is also a chief antagonist against the use of the Oglethorpe Apartments which are closely related to both issues. Is the suggested use for Oglethorpe more acceptable to HUD now as a result of their being in BBB's 4th District?

Telephone: (404) 688-8778

National Urban League, Inc.

Southern Regional Office

Clarence D. Coleman, Director

136 Marietta Street, N. W.
Atlanta, Georgia 30303

September 15, 1970

Mr. Moreland G. Smith
Southern Regional Council
5 Forsyth Street
Atlanta, Georgia

Dear Mr. Smith:

The attached agenda covers meetings scheduled for October 15-16, 1970 here in Atlanta. In conjunction with a Ford Foundation Grant to local affiliates, SRO affiliate housing personnel are being invited to this city to discuss and evaluate their roles in housing as well as identify resources and contacts for implementing programs.

It is our hope that you will be able to join with these Urban Leagues for as many of these meetings and discussion groups as possible, since your knowledge and experience will be vital to the success of our discussions.

As you will note, plans have been made to extend this opportunity to include the HUD Regional Minority Opportunities Conference one Saturday, October 17th. Your participation is invited in this function also.

Plans and resources for the October 15, 16, and 17th gatherings will be discussed at the Regional Housing Advisory Committee meeting on October 6th at 4:00 p.m. Please be present for this planning session.

Moreland
Will you attend?

Yours very truly,

Bruce B. Gruber
Asst. Regional Director/Housing

BBG:b

Encl.

Contributions to the National Urban League are tax deductible

Telephone: (404) 688-8778

National Urban League, Inc.

Southern Regional Office

Clarence D. Coleman, Director

136 Marietta Street, N. W.
Atlanta, Georgia 30303

MEMORANDUM

MEMO TO: Regional Housing Advisory Committee
Southern Regional Office
National Urban League

FROM : Bruce B. Gruber
Asst. Regional Director/Housing

DATE : September 15, 1970

SUBJECT: Regional Advisory Committee Meeting

A meeting of the Regional Advisory Committee on Housing is scheduled for October 6, 1970 at 4:00 p.m.

Items for discussion will include preparation for the orientation and development of priorities with affiliate Housing staff members from Southern Region Affiliates*.

BBG:b

* See attached agenda and invitation.

Contributions to the National Urban League are tax deductible

MEETING OF REGIONAL HOUSING STAFF
SHERATON - BILTMORE
ATLANTA, GEORGIA

OCTOBER 15-16, 1970 — THURSDAY AND FRIDAY
OCTOBER 17, 1970 — MINORITY CONFERENCE

PARTICIPANTS:

Atlanta - SRO	Bruce B. Gruber
Atlanta	Fred L. Thompson
Oklahoma City	Jess T. Abram
Jacksonville	Edgar Graham
Miami	Lee Black
New Orleans	Paul Sanszenbach
PLUS...	Two Trainees

INVITEES:

NUL/Housing	Glenn Claytor
NUL/Foundation	William A. Ross

AGENDA

THURSDAY - OCTOBER 15th

10:00 a.m.	SRO Offices - Introductions - Coleman
	Regional overview - Gruber
	Discussion of trends, needs - General
12:30 p.m.	Lunch
2:00 p.m.	Tour of Atlanta Housing Projects
5:00 p.m.	Atlanta Urban League - hosts
6:00 p.m.	Dinner
8:00 p.m.	Regional Advisory Task Force
	SRO Housing Council/Policies, Positions, Resolutions to Housing Comm. and National Bd.
	Resolutions for 1971 Conference - Delegates

FRIDAY - OCTOBER 16th

9:30 a.m.	HUD REGIONAL OFFICES
9:30 a.m. - 10:00 a.m.	Baxter and/or Charlie Adams
10:00 a.m. - 10:30 a.m.	Harold Albright - FHA
10:30 a.m. - 11:00 a.m.	James W. Mills - HAA
11:00 a.m. - 11:30 a.m.	Alfred L. Thompson - EO
11:30 a.m. - 12:30 p.m.	John T. Edmunds - U.R. (w/Metzger & Armstrong)
12:30 p.m.	Lunch (Cabana)
1:30 p.m. - 3:30 p.m.	SRO OFFICES
	Glenn Claytor
	Bill Ross
	NUL and Foundation Interests, priorities and resources
3:30 p.m.	Model Cities Visit - Tour
5:00 p.m.	Dinner

SATURDAY, OCTOBER 17th

HUD Regional Conference for Minority Housing Persons.

Conference On

OPPORTUNITIES FOR SMALL AND MINORITY GROUP BUSINESSES
IN HUD PROGRAMS

October 17, 1970
Sheraton-Biltmore Hotel
Atlanta, Georgia

PROPOSED PROGRAM AGENDA:

8:00 to 9:00 a.m.	Registration
9:00 to 9:30 a.m.	Introduction and Workshop Orientation Samuel J. Simmons Assistant Secretary for Equal Opportunity Department of Housing and Urban Development
9:30 to 12:00 noon	Concentrated Workshops For: A. Appraisers, Managers, Real Estate Brokers B. Architects; Engineers; Planners C. Certified Public Accountants; Developers; Lawyers; Packagers; Sponsors D. Construction Contractors; Subcontractors E. Mortgage Bankers and Brokers R. Urban Consultants
12:00 noon	Luncheon
1:00 to 4:00 p.m.	Concentrated Workshops (Second Session) (Same as Above)
4:00 to 4:30 p.m.	General Session and Adjournment Samuel J. Simmons

WORKSHOP CONTENT

A. Appraisers; Managers, Real Estate Brokers

Panel of Experts to Discuss:

1. HUD Programs: All Mortgage Insurance; Area Brokerage and Management Opportunities, etc.

2. Financing Housing and Commercial Developments

3. Sales of FHA Acquired Properties

4. Appraisal Opportunities with Federal, State, and Local Governmental Agencies

5. Training Programs - NAREB, IREM, REMBI and Institutes, Program Development Institute (Proposed)

6. The Fair Plan and Federal Insurance Administration Program

7. Affirmative Action Requirements -- EO 11246, 11458

B. Architects; Engineers; Planners

Panel of Experts to Discuss:

1. HUD Programs: i.e., New Communities; Metropolitan Planning and Development, etc.

2. Government Agency Bidders Lists -- How to Register

3. Procurement of Government Contracts

4. Contract Opportunities with Non-Profit and Limited Dividend Sponsors; Federal, State and Local Governmental Agencies

5. Training Programs - American Institute of Architects; American Planners; National Technical Association

6. Affirmative Action Requirements -- EO 11246, 11458

C. Certified Public Accountants; Developers; Lawyers; Packagers; Sponsors

Panel of Experts to Discuss:

1. HUD Programs: i.e., FHA 235, 236, 237, 106, 231, 234; Title X, Turnkey, etc. (Use HUD, NAHB Materials)

2. Commercial Ventures: Private and Governmental Resources (Shopping Centers, Mobile Homes, Parks, etc.)

3. Financing Housing and Commercial Developments (Private and Public Resources)

4. Land Acquisition and Development

5. Training Programs - MDTA, Housing Specialists Program Urban America/ Foundation for Cooperative Housing

6. Affirmative Action Requirements -- EO 11246, 11458

D. Construction Contractors and Subcontractors

Panel of Experts to Discuss:

1. HUD Programs, i.e., FHA, 235, 236, Public Housing Modernization, etc.

2. Training Programs, i.e., Jobs '70, OJT

3. Financing for Contractors, Sources for Equity and Working Capital, SBA Line of Credit

4. Bonding (Bid, Performance and Payment)

5. Technical Assistance: Economic Development Administration; Urban Coalition; Contractor Associations

6. Procurement of Gobernment Contracts

7. Affirmative Action Requirements -- EO 11246, 11458

E. Mortgage Bankers and Brokers

Panel of Experts to Discuss:

1. Federal National Mortgage Association (The Tandem Plan)

2. Government National Mortgage Association

3. Training for Managers and Professionals - Mortgage Banking Association of America Schools and Institutes; HLBB, FNMA Loan Corres. Progr., American Bankers Assiciation, and National Bankers Association, American Savings and Loan League (Special Programs)

F. Urban Consultants

Panel of Experts to Discuss:

1. HUD Programs: Model Cities; Metropolitan Planning and Development; Research and Technology, Grants and Contracts

2. Procurement of Contracts from Federal, State, and Local Governmental Agencies

Interfaith, Inc.
881 Peachtree Street, N.E., Suite 117
Atlanta, Georgia 30309
Phone 404/872-3848

Eugene H. Bowens, President

January 26, 1972

Dear Friend:

Interfaith, Inc. is co-sponsoring the Housing Seminar mentioned in the enclosed brochure. Because we know of your interest in housing, we are extending an invitation for you to attend as per the requirements included in the brochure.

The seminar promises to be a beneficial experience to everyone concerned and involved with housing development and management.

If I can be of any assistance or provide you with additional information, please call.

Yours truly,

Eugene H. Bowens

Eugene H. Bowens, President
Interfaith, Inc.

EHB:jw

Low Income Housing Development Corporation of North Carolina
Box 1108, Durham, North Carolina 27702

Walter L. Smith, Executive Director

(919) 596-2114

March 29, 1972

Mr. Arthur Campbell
Southern Regional Council
52 Fairlie Street, N.W.
Second Floor
Atlanta, Georgia

Dear Art:

I would like to ask you to participate in the technical review process we are undertaking for the Land Bank Handbook. I think we forwarded a copy of the material earlier, but these questionnaires put together by the Piedmont Triad Council of Government might make response easier.

We will greatly appreciate any help that you can give us.

Very best wishes,

Carol

Carol Van Alstyne
Director, Land Bank Project

Enclosure

CHAPTERS OF THE HANDBOOK

Please indicate below as to the extent of your review.

	Chapter Title	Scanned	Read Thoroughly	Reviewed Briefly	Reviewed Thoroughly
___	Tentative Conclusions and Observations	___	___	___	___
___	Operating a Land Bank	___	___	___	___
___	Network of Land Bank Activities	___	___	___	___
___	Land Bank Market Analysis & Information System	___	___	___	___
___	Site Selection	___	___	___	___
___	Fundamentals of Appraising Land	___	___	___	___
___	Land and the Law	___	___	___	___
___	Site Improvement Cost Analysis	___	___	___	___
___	Urban and Site Design Consideration	___	___	___	___
___	Federal & State Programs Relating to Land Acquisition and Development	___	___	___	___
___	Selected Issues Related to Land Banking	___	___	___	___

___ CHECK HERE if you are unable to participate.

Signed: _____

Title : _____

Firm : _____

Date : _____

For those Chapters which you read or reviewed thoroughly, please respond to the questions below:

Chapter Title: _____

	Yes	No
a. Is the material presented in a logical manner?	___	___
b. Is the material understandable as presented?	___	___
c. Are terms frequently used which are generally not understood?	___	___
d. Does the substance of the chapter adequately address the subject matter?	___	___
e. Does the chapter provide sufficient detail?	___	___
f. Is the material useful for a land banking operation?	___	___
g. Does the basis for discussion seem practical and realistic?	___	___
h. Are conclusions reached in the discussion valid and sound?	___	___

Strong Points in Text: _____

_____

_____

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_____

Weak Points in Text: _____

_____

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_____

Material Deserving Additional Discussion: _____

_____

_____

_____

What is your general reaction to this Chapter: (Check one)

Useful but too detailed _____. Useful but not enough detail ____. Not very useful _____.

Please give us any other comments that you may have: _____

_____

_____

_____

_____

NAME: _____ TITLE: _____

ADDRESS: _____ ZIP CODE: _____

IF YOU NEED MORE SPACE FOR YOUR COMMENTS, PLEASE WRITE ON THE BACK OF THIS SHEET

For those Chapters which you read or reviewed thoroughly, please respond to the questions below:

Chapter Title: _____

	Yes	No
a. Is the material presented in a logical manner?	___	___
b. Is the material understandable as presented?	___	___
c. Are terms frequently used which are generally not understood?	___	___
d. Does the substance of the chapter adequately address the subject matter?	___	___
e. Does the chapter provide sufficient detail?	___	___
f. Is the material useful for a land banking operation?	___	___
g. Does the basis for discussion seem practical and realistic?	___	___
h. Are conclusions reached in the discussion valid and sound?	___	___

Strong Points in Text: _____

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Weak Points in Text: _____

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Material Deserving Additional Discussion: _____

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_____

What is your general reaction to this Chapter: (Check one)

Useful but too detailed _____. Useful but not enough detail ____. Not very useful _____.

Please give us any other comments that you may have: _____

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NAME: _____ TITLE: _____

ADDRESS: _____ ZIP CODE: _____

IF YOU NEED MORE SPACE FOR YOUR COMMENTS, PLEASE WRITE ON THE BACK OF THIS SHEET

For those Chapters which you read or reviewed thoroughly, please respond to the questions below:

Chapter Title: _____

	Yes	No
a. Is the material presented in a logical manner?	___	___
b. Is the material understandable as presented?	___	___
c. Are terms frequently used which are generally not understood?	___	___
d. Does the substance of the chapter adequately address the subject matter?	___	___
e. Does the chapter provide sufficient detail?	___	___
f. Is the material useful for a land banking operation?	___	___
g. Does the basis for discussion seem practical and realistic?	___	___
h. Are conclusions reached in the discussion valid and sound?	___	___

Strong Points in Text: _____

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Weak Points in Text: _____

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Material Deserving Additional Discussion: _____

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What is your general reaction to this Chapter: (Check one)

Useful but too detailed _____. Useful but not enough detail ____. Not very useful _____.

Please give us any other comments that you may have: _____

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NAME: _____ TITLE: _____

ADDRESS: _____ ZIP CODE: _____

IF YOU NEED MORE SPACE FOR YOUR COMMENTS, PLEASE WRITE ON THE BACK OF THIS SHEET

PIEDMONT TRIAD COUNCIL OF GOVERNMENTS

As a knowledgeable person in the fields of housing and land development, the Piedmont Triad Council of Governments requests your assistance in completing a major project of the Council.

The Council, under a grant from the Department of Housing and Urban Development, has prepared a handbook on organizing, financing, and operating a land bank for the advance acquisition of sites for low and moderate income housing. The handbook is based on the experience of operational land banks actually providing sites for families needing housing assistance, and on expert opinion provided to us by developers in the private sector and technical consultants in the field.

Our final objective is to produce a publication that can be used by agencies and firms in their land acquisition and development activities. In the purchasing, holding, development, and sale of land, the basic principles of such operations are equally applicable to public agencies, non-profit corporations, and private developers. Consequently, our focus is on "how to do it" rather than on a theoretical discussion of land development operations.

We are asking a number of people to review critically our Land Bank Handbook. We anticipate that such review will be detailed, exhaustive, and constructive. Our own review indicates that there are areas that need amplification and we are seeking to confirm these areas and gain identification of others. Your expert opinion is one which we would very much like to have.

Attached is a list of the Chapters of the Handbook. It is probable that you are interested in giving an opinion and comment on only certain of the chapters--perhaps on those subjects with which you are most familiar. We welcome, of course, your comments on all the chapters if you care to make them. Consequently, we request that you place a check in the space provided for the chapters that you read, and check the spaces that indicate the extent of your review on those chapters.

Representative Membership of Piedmont North Carolina Triad Area Counties, Cities, and Towns

Lindsay W. Cox, Executive Director

Office Address: 5506 W. Friendly Ave. (Guilford College), Greensboro, N.C.
Mailing Address: P. O. Box 8945, Greensboro, N. C. 27410
294-4950, Area Code 919

A number of questionnaires are attached for your use in making detailed comment on the chapters that you reviewed thoroughly. On these questionnaires, would you write in the Chapter Title in the space indicated? Please sign your name and title at the bottom of the questionnaire and return to me. We need this information not later than April 15, 1972.

I sincerely hope that you join us in this project. I can offer you in return for your cooperation:

1. Listing in the final edition of the Handbook as a reviewer.
2. A copy of the final edition free of charge.

We will value any assistance you are able to give.

Sincerely,

John Latham
Director of Regional Resources

JL:hl

Attached: 1 copy of Land Bank Handbook
1 sheet, Chapters of the Handbook
Questionnaires

LOW-INCOME HOUSING BULLETIN

A TECHNICAL ASSISTANCE SERVICE OF rha

Dupont Circle Building, 1346 Connecticut Avenue NW, Washington DC, 20036 • telephone (202) 659-1680

72 - 3 March, 1972

HUD'S TURNKEY III HANDBOOK

The Department of Housing and Urban Development has issued the Turnkey III portion of its revised Handbook on *Low-Rent Housing Homeownership Opportunities* (HUD Handbook 7419.1, replacing the "HOPLIF" Circular of late 1968 and Handbook RHA 7495.1 of early 1970). The remaining portion, covering Turnkey IV, will doubtless follow soon. Both programs are designed to give public housing occupants the chance to "earn" ownership by taking over some of the management and maintenance of their housing and being credited with the savings to the Authority.

The general requirements for eligibility are the same as those for all public housing, and, as in the other programs, the Brooke Amendment limiting occupant payments to a maximum of 25% of income is in effect. A separate list of applicants is to be maintained for the homeownership program and can include those already in occupancy in regular public housing and those who have previously applied for such occupancy, without prejudice to their status as occupants or their place on the waiting list. From the list of applicants, the Local Housing Authority is to choose through criteria and procedures which are non-discriminatory but which select "those applicants who have the greatest potential for homeownership." The Handbook provides that priority "shall be given to homebuyer families that have a member who is gainfully employed or has a potential for gainful employment."

It also provides that while there are no minimum income requirements as such for individual applicant households, the project as a whole must reflect an average minimum income such that total occupant payments (plus any Special Family Subsidy available for the project) will provide a total at least 10% above the "break-even" amount for the project. (The "break-even" amount is that necessary to cover regular operating expenses, allowance for routine maintenance [which becomes the occupant's Earned Home Payment Account], and allowance for a non-routine maintenance reserve. Occupant payments will be in accordance with the LHA's rent schedule and usually represent 20%-25% of household income, including allowance for any utilities the family pays directly.) Thus, it becomes possible to accept applicants whose income is too low to allow them to pay the full "break-even" amount on their unit *only* if they can be balanced by other applicants who "can afford to make required monthly payments substantially above the break-even amount."

Turnkey III housing can be on scattered sites, or in a PUD (Planned Unit Development) subdivision, or in a condominium. In either of the latter two cases, ownership of any common grounds and property (including non-dwelling features) will rest with a Homeowners Association (discussed below) and operating expenses will include the cost of maintaining such common property.

The mechanism by which ownership is earned by the occupant is perhaps best

seen in the context of the financial arrangements. Basic, of course, is the Annual Contributions Contract providing for the Federal subsidy. This is to provide the debt service on the capital costs of developing the project, based on a 30-year amortization period. (If Special Family Subsidy payments are appropriate, they are also included in the ACC, of course.) The remainder of the project budget is divided into three main parts (and represents the "break-even" amount referred to earlier).

Operating Expenses include the administrative costs attributable to the project (for the LHA and also for homebuyer services thru payments to the Homebuyers Association), such general expenses as insurance costs and payments in lieu of taxes, costs of routine maintenance of common property, and an allowance for operating reserves. (Should the operating reserve build up, over time, to a certain level [one-half of annual routine expense plus one-third of annual break-even amount], the allowance for it can be dropped from the "break-even" computations and occupant payments reduced accordingly.) The amount budgeted for Operating Expenses is likely to represent more than half of the "break-even" total.

The Earned Home Payments Account (EHPA) is the mechanism by which the occupant family builds its credit toward purchase of the unit. Their monthly payment will include an allowance for routine maintenance of their dwelling. (This includes "repairs to the dwelling structure, plumbing fixtures, . . . equipment (such as range and refrigerator), shades and screens, water heater, heating equipment," etc., interior painting, and grounds maintenance.) As long as they provide that maintenance themselves in a manner satisfactory to the LHA and the Homebuyers Association, that amount is credited to their EHPA. If, on the other hand, they fail to provide the maintenance, then the LHA will arrange for it and charge the cost to that family's EHPA. In addition to the regular credit earned by performance of maintenance, a homebuyer can make additional voluntary payments into his EHPA, and (under arrangement with the LHA) earn still further credit by performing nonroutine maintenance or by performing maintenance work on common property.

To retain eligibility as a homebuyer, the occupant must build up a minimum balance in his EHPA ($200 within 2 years) and continue to perform the maintenance work. "Under exceptional circumstances," a homebuyer's EHPA may be used to meet a delinquent monthly payment, but only if it "does not seriously deplete the account" and only if the LHA and Homebuyers Ass'n agree.

The final component of the budget for which family payments go is the Nonroutine Maintenance Reserve. This is to cover such items as "replacement of dwelling equipment (such as range and refrigerator), replacement of roof, exterior painting, major repairs to heating, plumbing, and electrical systems, etc." (Should the family perform any of this work -- "pursuant to a prior written agreement with the LHA" -- the agreed-upon value would then be charged to the Nonroutine Maintenance Reserve and credited to the EHPA.) It should be emphasized that whatever amount is in the Nonroutine Maintenance Reserve at the time the homebuyer actually purchases the house, is transferred to him, "and may be used . . . to pay the down payment, settlement and related costs." Each homebuyer is to receive a yearly statement showing the status of his EHPA, his Nonroutine Maintenance Reserve, and the remaining capital debt on his dwelling unit.

Thus, while the Federal subsidy (through the ACC) is reducing the capital debt remaining on each unit, the homebuyers involved are accumulating credit in their EHPAs. At the point where the latter is large enough to pay off the remaining debt, the occupant household can acquire full ownership and title.

SUBSIDIES IN PERSPECTIVE

Early this year, the Joint Economic Committee of Congress published a staff study, The Economics of Federal Subsidy Programs. *We don't urge you to read it unless you're an economist, but we do want to pass on some of the statistics. Though candidly admitting that it is "not a definitive work on Federal subsidies," the study attempts estimates of the gross budgetary costs of Federal subsidies in various fields. (It includes in its definition not only cash payments but tax subsidies and credit subsidies. Where the commitment is for a long term, the total obligation undertaken by the Government is estimated, on a "capitalized" basis.)*

The total for FY'70 was estimated at more than $60 billion. The figure for housing was $8.4 billion, below the figure estimated for medical care, and less than half the $19.3 billion for commerce and economic development. It is worth stressing also that more than two-thirds *of the housing total is accounted for by the tax subsidies flowing from the deductibility by homeowners of interest and property tax costs, and of depreciation on rental property. Only one-seventh of the total for housing subsidies is accounted for by public housing and rent supplements, the Federal programs most relevant to low-income households.*

It is worth emphasizing that when a homebuyer becomes a homeowner, his payments may be reduced to the extent that they no longer need cover LHA administrative costs and operating reserves (though they will still include the cost of maintenance for common property), but he will also be picking up the full amount of property taxes on his unit -- no longer in public ownership.

Should a homebuyer's income rise in the meantime to a level at which it becomes practical for him to finance the remaining debt on his unit through some other program, involving less Federal subsidy, he will be required to do so. To prevent a homebuyer from immediately reselling at a profit a house which he has obtained with the assistance of substantial Federal subsidy, he is required to sign a promissory note covering the first five years of his residence after taking title. This note provides that he must pay the government a declining share of the difference between the cost of the house to him and its appraised value, should he resell in those years.

Several special institutional arrangements are involved in use of the Turnkey III program. An LHA "should consider," for example, "formation and use" of a Community Participation Committee to "represent the low-income population" as well as the community at large and to assist in the development of a homeownership program. Considerable counseling and assistance to homebuyers is an essential element of the program. This pre-occupancy and post-occupancy training is a requirement for eligibility and may be provided by the LHA itself or by "utilizing existing community resources" or contracting with a private agency. To assist with the funding of this aspect, "up to $500 per unit may be advanced to the LHA" in connection with the initial annual contribution for the project, "for HUD approved expenses," including those in connection with the "organization and operation of the Homebuyers Association" prior to its support out of the operating budget.

The Homebuyers Association is composed of all the families who have signed Homebuyers Agreements. It operates in many of the same ways as a tenants

council, but it also assists and makes recommendations in cases of disagreements between homebuyers and the LHA over the performance of routine maintenance and similar issues. The normal operations of the Homebuyers Association are "funded as a regular operating expense of the LHA," but it may also contract to carry out, on a fee basis, such management functions as rent collection, security, maintenance of common property, etc. (Where homes are on scattered sites and "an alternative method for homebuyer representation and continuing counseling is provided," an HBA is not required.)

The Homebuyers Association is not to be confused with the Homeowners Association. Each is a separate legal entity. When an occupant household signs a Homebuyers Agreement (covering the respective rights and obligations of the homebuyer and the LHA), it qualifies for membership in the Homebuyers Association. Only when it actually takes title to the unit does a family become eligible for membership in the Homeowners Association. In the meantime, the LHA retains all the votes in the Homeowners Association, which is responsible for ownership and maintenance of common grounds and nondwelling property (including, in the case of a condominium, the land under the units). When between half and three-fourths (depending on state law and the individual LHA) of the homebuyers in a project have graduated to homeownership status, voting control of the Association passes out of the LHA's hands.

FEDERAL REGISTER FILINGS

* HUD proposes (in the *Register* of February 17th) to revise its regulations covering recertification of income under the Sec. 235 program (this would rewrite 24 CFR 420). Instead of a biennial certification, it would be done annually or whenever the mortgagee learns of a change in family employment.

* The Uniform Relocation Act of 1970 requires that, if necessary, an agency provide housing itself for displaced persons [see page 7, January, 1971 *Bulletin*]. Regulations governing implementation of the requirement are published in final form in the *Register* of February 18th (becoming 24 CFR 43).

* FmHA has formally revised its procedures [no less] to point out that applicants for self-help technical assistance grants can use local community organizations as a source of names of people interested in self-help housing. This gem appears in the *Register* of February 23rd. (It affects 7 CFR 1822.329(a)(3)(iii) and paragraph IX(A)(3)(c) of FmHA Instruction 444.10.)

* HUD has eliminated the 20% limit on the number of units in an elderly project insured under Sec. 231 which can be covered by rent supplements. (This revokes 24 CFR 215.40(b) and appears in the *Register* of March 1st.)

* FmHA is proposing a major revision in its procedures for loans and grants for water and waste disposal systems. The changes being considered (which would rewrite 7 CFR 1823.1-1823.61 and FmHA Instruction 442.1) appear in the *Register* of March 1st (and comments are invited).

* HUD has [after a year] issued revised regulations to implement some provisions of the 1970 Housing Act. Appearing in the *Register* of March 9th, they cover the eligibility for assistance under Sec. 235 of certain 2-family dwellings and of units in State-assisted cooperatives. (Affected are 24 CFR 235.15 and 235.25.)

[The Federal Register can be ordered from the Superintendent of Documents, Washington, D.C. 20402; annual subscription, $25; single issue, 20¢ each.]

ON THE HILL

The proposed Housing and Urban Development Act of 1972, which bids to be a major revision of Federal housing programs, has gone through the Senate with little debate and is currently in the hands of the House Banking and Currency Committee (which has some ideas of its own about the measure). The Senate bill (S. 3248) was written in Committee and includes the Administration's consolidation of the numerous FHA programs into relatively few. (Under the bill, FHA's assisted rental program becomes Sec. 502 of the Revised National Housing Act, which promises lots of confusion for those of us who worry with both FHA and FmHA programs.)

For homeownership assistance, the bill retains basically the Sec. 235 subsidy but adopts 90% of area median income as the eligibility limit, defines income as it is currently defined for public housing, and provides easier access for rehabilitation of existing owner-occupied units. The rental assistance program would combine the rent supplement subsidy with the Sec. 236 mechanism, permitting rents as low as the cost of utilities-only for some families. There would also be a new program for refinancing and improving housing in deteriorating areas. Sec. 106(a) of the 1968 Act would be expanded to include homeownership counseling and tenant services, but the Committee Report makes it clear that it is not to be limited to those activities, but should continue to serve also to "stimulate housing production" and the "creation and continued viability of self-help groups."

The revisions of the public housing program include provision for payment of full property taxes on future units (with that principle extended to present units over a 20 year period). Maximum income limits for continued occupancy in public housing would be dropped, and an immediate homeownership opportunity offered public housing occupants (individually or in cooperatives or nonprofit associations) who can afford full operating expenses, exclusive of debt service. (Turnkey III and IV would continue to be available for households still lower in the income scale.)

The most dramatic expansion of Farmers Home authority would be the provision for it to offer the same rental assistance payments as are proposed for HUD (thus extending the rent supplement principle to FmHA for the first time). Other amendments to Title V of the '49 Act would permit FmHA to act as escrow agent for its borrowers on taxes and insurance, to contract for such

FARMERS HOME'S FISCAL '72 FIRST HALF

This month's RHA Reporter *takes a look at FmHA's housing loans and grants during the first 6 months of this fiscal year compared with the same period last year. It finds that while dollar totals are up, the numbers of loans and grants made are generally down (most dramatically in the self-help program, where the number of initial loans was down by 36%). The share of Sec. 502 loans carrying interest credits rose from 30% in the first half of FY'71 to almost 49% in the first half of FY'72. The average size of loan has increased by nearly $1,800 in the case of interest credit loans, by more than $1,400 for Sec. 502 loans as a whole. In general, we would conclude from the data that FmHA is unlikely to achieve the FY'72 program levels set for it in the budget sent to Congress several weeks ago [see page 4 of our last issue].*

services as appraising, inspecting, and loan servicing with non-FmHA personnel (and the language of the Committee Report would preclude collecting fees from borrowers for these services), and would end the agency practice of using only designated attorneys in connection with loans. The authorized level of appropriations for farm labor housing grants under Sec. 516 would be tripled by the bill. On the other hand, the measure would permit FmHA financing (on the same unsubsidized terms as FHA offers) of mobile homes. Not in the bill itself, but of interest to potential nonprofit sponsors who wish to use FmHA programs, is Committee Report language suggesting that the agency be less restrictive in its determination of eligibility for such groups. In particular, the Report suggests the use of sponsors who can operate over a wider area.

Meanwhile, on the other side of the Hill, the House has passed an extension of the Office of Economic Opportunity which, like last year's effort, contains the Perkins Amendment calling for a national emphasis program in rural housing development. Though not currently in the bill under Senate consideration, this provision was not controversial last year and is expected to be in the final version.

Also on the House side, a Rural Development bill has been passed which, among other things, would amend FmHA's housing authority to exempt above-moderate-income applicants from the requirements that they currently be "without a decent, safe, and sanitary dwelling," and unable to get credit elsewhere. (This would presumably reactivate, and then some, the program which was administratively suspended two years ago.) Such borrowers must pay the same interest rate as those getting HUD-FHA-insured loans.

[A cautionary note: All of the legislative changes discussed in this article are proposed *only, and have been passed by only one chamber of Congress. There is no guarantee that they will reach final enactment.]*

PUBLICATIONS

* The debate over housing programs has now surfaced in *Fortune*, the $2 horse in Mr. Luce's troika, where editor Gurney Breckenfeld charges, in the February issue, that "Housing Subsidies Are a Grand Delusion." It is a thorough, if one-sided, survey of all the things people are finding wrong with our assistance mechanisms. The conclusions are not uniformly conservative. "Most fundamental of all," he writes, is the need to reform our tax structure, especially as it relates to land. "Congress should scrap most build-now, pay-later programs," he adds. But, even such reforms would not reach the underlying problem: "inherited poverty and dependence. . . . [We] have underestimated the complexity of social problems, and overestimated the effectiveness of conventional remedies." [Or could it be, Mr. Breckenfeld, that the complexity stems from our preference for trying to "solve" the problems without doing anything very basic (like redistributing income) or spending any more than we think we have to?]

* The National Association of Housing and Redevelopment Officials has issued a new edition of its *Handbook for Housing and Urban Renewal Commissioners* by Daniel Sachs. It is well done and lives up to its billing as "an introduction to the fields of public housing and urban renewal for the layman" as well as for the new commissioner or staff member of an agency. Single copies are $6 ($3.50 for NAHRO members) or $5 each in sets of 5 ($2.40 each for members). Order from NAHRO, 2600 Virginia Ave., NW, Washington, D.C. 20037.

METROPOLIANA

For several years, the Office of Economic Opportunity has been compiling from the various Federal agencies data on their program outlays on a county-by-county basis. Last year, the Economic Research Service of the Department of Agriculture used the FY'70 data to prepare, for the Senate Government Operations Committee, a study on The Distribution of Federal Outlays Among U.S. Counties. *The basic data leave much to be desired. Not all programs are reported, for one thing. (Public housing and rent supplements are prime examples. HUD says that financial data on a county basis just aren't available.) Those that are reported are not necessarily handled on a comparable basis. (Figures for FHA's insured housing loan programs are on a "face value" basis, which is okay as a measure of program level, but not exactly the same as the actual outlays of tax money.) Finally, it appears that many times the county figures are estimates of pro rata shares, rather than actual figures.*

Having entered those caveats, the study at least reflects the Federal government's best guess as to how its activities are distributed, and that guess largely confirms the pattern of "metropoliana". Per capita income in non-metropolitan counties is more than $1,000 below that in metropolitan counties and (perhaps in obedience to Matthew 25:29), the level of per capita outlays in those counties is more than $100 less than in metro counties. The figures for the housing programs (excluding public housing and rent supplements) work out to $91 per capita in metro counties, $40 per capita in non-metro counties, and only $35 per capita in the most rural counties.

* The most recent issue of *Property Tax Newsletter* (dated November, but just out), gives an excellent overview of what's wrong with property taxes and how they might be reformed. Their address is Suite 426, 733 - 15th St., NW, Washington, D.C. 20005. The subscription rate is $2 for individuals or $3 for organizations. Single issues generally cost 20¢.

* The Winter, 1972 *Dissent* is a special issue: "The World of the Blue Collar Worker." It includes a sobering survey of fair housing's past and prospects by free-lance writer (and RHA Chairman) Dick Margolis, whose conclusion is indicated by his title, "Last Chance for Desegregation." The "key reality today," he writes, "is a cruel housing shortage" that affects both blacks and modest income whites and affords the potential basis for a coalition.

> Yet everything in our history suggests that a large portion of white America will try to secure better housing without paying the price of desegregation. If we allow this to happen, then in a relatively short time the nation will proceed to subsidize total apartheid . . . .

* Last year, *HUD International Brief* devoted an issue to "Self-Help Housing in Puerto Rico," summarizing a program that has helped to resettle nearly 30% of the island's population in rural communities. RHA has purchased a supply of the 7-page report and will pass them along at cost (10¢ a copy).

* The first of the major national volumes from the *1970 Census of Housing* is now available (from the Superintendent of Documents, Washington 20402, or a Department of Commerce Field Office) -- Report HC(1)-A1, *General Housing Characteristics: United States Summary*. It contains data by states and by individual SMSAs of more than 100,000 population (smaller breakdowns are in the individual state volumes, which are now all published). The series does *not* include full data on "substandard" nor does it include data on household incomes. But it's a bargain at $2, just the same.

* *Rental and Cooperative Housing for Lower Income Families* is HUD's new Program Guide (HPMC-FHA G 4442.17) on Section 236. "It is intended for use as a rapid reference by potential . . . sponsors, builders, and lenders." In addition to summarizing from the various Handbooks and Circulars, it reproduces the relevant forms for a 236 project in its Appendices. Available from HUD, Washington, D.C. 20410.

* The Council of Planning Librarians (P. O. Box 229, Monticello, Ill. 61856) is a prolific publisher of bibliographies. One of their latest is on *Rural Housing and Rural Poverty* (Exchange Bibliography 247). It costs $2.50.

STATE HOUSING AGENCIES

"Fifteen State Housing Finance Agencies in Review" in the January Journal of Housing *is a reminder that there is increasing interest and activity at the state level. It serves as an update to the survey we did in November, 1970, adding Maryland and Pennsylvania to our list. As* J O H *itself notes, three more states are also in the field now. Alaska and Minnesota have established housing finance agencies and the new South Carolina State Housing Authority goes beyond the finance and technical assistance roles with authority to serve as a conduit for public housing commitments and other Federal assistance and to act as a nonprofit sponsor. Oregon, meanwhile, has vested an agency within its Dep't of Commerce with seed money and a technical assistance role.*

[The Low-Income Housing Bulletin is published monthly; the annual subscription rate for other than members of RHA is $10.]

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ANTICIPATING THE CENSUS

As we have repeatedly noted [most recently at page 8 of our last issue], it will probably be 1973 before the Census Bureau publishes its estimates of "substandard" housing for the 1970 Census. In an effort to "one-up" the Bureau, we have applied a somewhat simplified version of their methodology to the available data to come up with some preliminary estimates of this aspect of housing quality. ("Substandard" means either lacking essential plumbing features or dilapidated -- it is the latter portion that must be estimated.) While theirs will be more refined than ours, we are hopeful that the differences will not be significant (and ours are at least available now). The results of our effort are presented in the table below [and represent a more detailed set of figures than we used in our September, 1971 issue].

QUALITY OF HOUSING, 1970

	United States Total		Metropolitan Areas		Non-Metropolitan Areas	
	All Households	Black Households	All Households	Black Households	All Households	Black Households
Occupied Housing Units	63,449,700	6,180,300	43,863,000	4,744,800	19,586,800	1,435,400
Standard, Uncrowded Units	54,822,200	4,107,600	38,983,000	3,536,400	15,839,200	571,200
Standard but Crowded Units	4,341,100	874,800	3,099,700	729,800	1,241,500	145,100
Percentage of Occupancies	6.8%	14.2%	7.1%	15.4%	6.3%	10.1%
Substandard Units	4,286,400	1,197,800	1,780,300	478,600	2,506,100	719,100
Percentage of Occupancies	6.8%	19.4%	4.1%	10.1%	12.8%	50.1%
(Substandard and Crowded Units)	(869,700)	(357,200)	(305,600)	(115,800)	(564,100)	(241,300)
(Percentage of Occupancies)	(1.4%)	(5.8%)	(0.7%)	(2.4%)	(2.9%)	(16.8%)

As can be seen, some 4.3 million households occupy substandard units and a slightly larger number occupy units which are standard but crowded (that is, have more than one person per room). Nearly a million of the latter units are severely overcrowded (have more than 1½ persons per room) and almost 10 percent of the substandard occupancies are severely overcrowded. All of this represents progress since 1960, to be sure, but it remains a sad commentary that more than one out of every eight households in the world's richest nation lives in substandard or crowded housing.

Non-metropolitan areas (as we have pointed out *ad nauseam*), contain a highly

disproportionate share of the bad housing. Containing only 31% of all households, they account for more than 58% of the substandard occupancies and almost 65% of those which are both substandard and crowded. Moreover, the gap between metro and non-metro areas has not been reduced. The incidence of substandard housing continues to be three times as high in the latter.

Not reflected in our table is another interesting aspect of the picture -- the increasing share of the non-metropolitan population living in trailers. Between 1960 and 1970 the total supply of year-round housing units (excluding vacation homes and other housing not available for full-time occupancy) in non-metro areas grew by almost a million units. Two-thirds of that increase was represented by mobile homes, which more than doubled both their numbers and their share of the total stock. (More than half of all occupied trailers are now outside metropolitan areas. Depressing, isn't it?)

It will also not surprise you to hear that black households have the worst of it, and that, relative to white households, they have lost ground since 1960. Representing less than 10% of all households, blacks account for 24% of substandard and/or crowded occupancies. In non-metropolitan areas, less than 40% of the black households live in dwellings which are not one or the other. This is considerably better than in 1960 (when less than 20% of the black families in non-metropolitan areas lived in standard, uncrowded housing), but parity with white households is, in a sense, further away. In 1960, the incidence of substandard and/or crowded housing was about three times as high for non-metropolitan blacks as for non-metropolitan whites. In 1970, the figure for blacks is almost four times as large as for whites.

FmHA'S PROPOSED NEW LOOK IN RENTAL HOUSING

For some time, Farmers Home Administration has been working on a complete revision of the procedures for their rural rental program (under Sec. 515). The major policy changes which are being proposed are summarized in the *Federal Register* of March 28th. They are subject to comment by the public and interested parties prior to being issued in final form.

The most significant change being considered is the extension of subsidized financing (using interest credits) to limited profit sponsors. (It is currently available only to non-profits.) As under HUD programs, these would be restricted to a 6% return on investment [plus, of course, the substantial tax advantages which are available to profit-making sponsors of assisted housing]. Unlike non-profit sponsors, who are eligible for 100% financing, the limited-profit borrower would receive 95% financing. Another proposed change aimed primarily at such sponsors would be the clarification of the "credit elsewhere" requirement. The new procedures would make it clear that an applicant can qualify for FmHA financing if he can not obtain elsewhere financing on terms and conditions "which would permit him to rent the units to eligible low and moderate income families at rents they can afford." The old requirement of personal liability for profit-motivated sponsors would generally be dropped under the revised regulations.

A new way of handling construction financing is also under consideration. Instead of FmHA advancing the loan prior to construction, they would agree to "take out" the loan at the end of construction, allowing the developer to arrange for his own interim financing (and include the interest costs of it

STATUS REPORT ON THE MODEL LEASE ISSUE

When HUD issued its model lease and grievance procedures for public housing last year [see pages 6-8 of our March 1971 issue], most local housing authorities accepted them (if not happily, at least with a modicum of good grace). A group of 18 LHAs, however, went to court to challenge them, contending that HUD's action in setting minimum requirements was contrary to 1959 legislative language giving local authorities "the maximum amount of responsibility in the administration" of the program. A Federal District Court in Nebraska agreed and enjoined HUD from enforcing the requirements of Circulars RHM 7465.8 and 7465.9. While HUD is appealing the decision, in the interim it has indicated that it will drop what LHAs call "the serfdom clause" in the standard form for Annual Contributions Contracts -- a clause referring to the grievance procedures "prescribed by the government."

in the loan amount). The performance bond requirement would also be liberalized somewhat, applying to projects costing more than $60,000, rather than the present $20,000 minimum.

Two other changes are of interest to both profit and non-profit applicants. The use of a designated management agent would be allowed, in lieu of the present requirement that a borrower live close enough to a project to give it general supervision. And income limits for occupancy, which are currently set at the state level, would be established by the national office of FmHA (as they are now for interest-credit ownership loans).

HUD'S CIRCULAR ON SEC. 106(A)

Implementation of Section 106(a) of the 1968 Housing Act took another sluggish step forward early this month, with the issuance by the Department of Housing and Urban Development of Circular HPMC-FHA 4403.4, covering applications for grants under the program. HUD reads the legislative language as authorizing three types of activities: assembly and dissemination of information, provision of advice and technical assistance (to public bodies and/or nonprofits), and provision of counseling to families. For the present, HUD is not using the authority for the third activity and is focusing on the second (i.e., proposals which provide only for the "assembly, correlation, publication and dissemination of information" will not be considered for funding at this time).

HUD also considers the principal objectives of the program as: stimulating "housing production in the areas of greatest need, including the more rural areas of our country" [this is a significant shift from the Budget Summary, which referred to "housing for the elderly" rather than "rural areas"]; and stimulating the "creation and continued viability of self-help groups."

Grants will be limited to a maximum size of $100,000 and an initial duration of one year. (With only $1 million currently available, if the grants average as much as two-thirds of the maximum, there can only be fifteen made.) In addition, proposed activities must be limited "to a specific geographic

locale where the impact of the program can be significant and readily assessed." In general, grantees must have a "demonstrable ability to perform responsibly in the field of housing production and management." Newly formed groups will be assisted "only when there is a clear need for such organizations which is not presently being met." On the other hand, "Special consideration will be given to proposals that will stimulate housing in areas where the need for subsidized housing is largely unfilled by present program apparatus."

Applications are to be in narrative form (in triplicate) and are to describe "what services will be performed" -- how, where, by whom, and for whom; to specify "the intended results of the grant"; and to include a detailed budget. In evaluating proposals, HUD will be interested in their potential for "significantly" reducing the cost of housing to the public or nonprofit sponsors to be served.

Submitted to the Area or Insuring Office, applications will be reviewed and commented on there and at the Regional level. That review will consider not only the applicant's ability to deliver the proposed services and the costs involved, but will analyze "the nonprofit groups operating in the area which could benefit from such services," and the "overall need for increased production" of the type to be stimulated. Final selection of grantees will be made at the national level from among all applications submitted prior to June.

OTHER HUD ISSUANCES

* Mutual-Help housing, the Indian forerunner of Turnkey III which includes self-help construction, has taken two forms. Under the older, construction supervision was by Federal employees (usually BIA staff). The other, called Turnkey Mutual-Help, contracted for the supervision (usually with a private developer). The recent GAO report on Indian housing [see pages 1-3 of our November 1971 issue] was critical of the former as taking longer [though generally affording more initial equity to the family]. In response to that criticism, HUD issued in January Circular HPMC-FHA 7580.2A terminating use of the former method and requiring that all mutual-help projects not yet under construction be shifted to the Turnkey Mutual-Help approach.

* Circular HM 7610.2, issued last month, provides for the "Initial Implementation of Homeownership Counseling . . . Utilizing Counseling Fee Funding Method." This method, currently limited to 15 HUD Offices [see page 6 of our February issue], provides for a fee of up to $100 for each family counseled. Agencies approved for counseling under the current program (with the work done on a voluntary basis) are eligible for fees under the new program. Applicants are referred to such agencies by HUD and the agency is to provide group and individual counseling as needed in the following areas: financial (budget, debt management, etc.), housing selection, purchase procedures (including legal aspects), property maintenance, and home management. Post-occupancy counseling and referral to community services are also to be provided.

* Circular HM 7475.9, issued in February, authorizes Local Housing Authorities to fund certain tenant council activities out of their operating budgets.

THE CHANGING PROFILE OF FmHA'S 502 BORROWER

Figures on the characteristics of borrowers under Farmers Home Administration's homeownership program for low- and moderate-income families in Fiscal 1971 have recently become available. A comparison of these statistics with those for Fiscal 1968 demonstrates the way in which rising housing costs have already more than offset the effect of the interest credit program. The figures are summarized below.

	FY 1968	FY 1971
Distribution of Borrowers by Unadjusted Income:		
Under $4,000	13.5%	11.5%
$4,000 - $5,999	37.1%	25.4%
$6,000 - $7,999	42.9%	38.0%
$8,000 and above	6.5%	25.1%
Average Unadjusted Income	$5,793	$6,464
Average Size of House:		
Square Feet of Total Area	1,375	1,307
Square Feet of Living Area	1,114	1,078
Average Cash Cost of House	$11,068	$14,235

As can be seen, despite the initiation in FY'69 of the interest credit program, allowing FmHA to reduce the interest rate to borrowers as low as 1%, the agency's ability to reach low income families has lessened dramatically in the last four years. The average income of borrowers went up by 11%; the proportion of borrowers with incomes of $8,000 and above went from less than 10% to more than 25%. The figures on the size and cost of houses illustrate why. The average size of the house has decreased somewhat (living area by 3%, total area by 5%), but the cash cost has increased by almost 29%. In short, the subsidy provided by interest credits has gone to the house and lot (or rather, to those who make, market and finance them), not to the borrower.

HUD'S REVIEW OF THE 235 AND 236 PROGRAMS

As another contribution to the continuing debate over housing assistance programs, Secretary Romney recently took the unusual step of releasing to the public the internal audit reports his Department had prepared after a year-long survey of the homeownership and rental assistance programs under Sections 235 and 236. They make significant, if depressing, reading. Since they were administrative audits, it is not surprising that they focus on administrative problems. But, it is worth noting that they do not suggest that the programs are impossible to administer, only that an inadequate job has so far been done.

In the 235 program, a survey of a random sample of units found that 26% of the new houses and 43% of the existing ones had deficiencies, while inspection of almost 300 units on which complaints had been received showed that 61% of them evidenced poor workmanship or materials or other deficiencies "which should have made the house not insurable." In the random survey of

Since we assisted with the first draft of the chapter on FmHA programs for **A Practical Guide to Low- and Moderate-Income Housing**, by Charles Edson and Bruce Lane, we are obviously not an unbiased reviewer, but we would like to note that this handbook is now available (from the Bureau of National Affairs, 1231 - 25th St., NW, Washington 20037). It runs to more than 230 pages, plus sample forms and other exhibits, all in a large ring-binder. As we pointed out in a pre-publication notice [page 6 of the November 1971 **Bulletin**], the $45 price tag includes a supplement service to cover changes which may result from 1972 housing legislation (and those may be pretty substantial).

existing units, it was found that more than 5% had "deficiencies so significant" that "they should not have been insured [under any circumstances] because it was economically infeasible to correct the defects."

Behind this sorry record, in the opinion of the audit team, were three basic factors: "one of attitude [a substantial portion of FHA staff exhibited a "'caveat emptor' philosophy"; others an attitude that "'this is good enough because it's better than what these people had before'"], sufficiency of staff ["If quality work is expected, management must be willing to staff the field offices accordingly"], and adequacy of review and supervision." Other findings included "significant shortcomings in implementation of HUD-FHA minimum property standards and the need for upgrading certain standards"; a need for more aggressive actions on "violations and irregularities involving activities of mortgagors, brokers and repair contractors"; increased emphasis on protection of consumer interests and improved handling of mortgagor's complaints.

In the audit of the 236 program, the focus was less on poor quality (though site selection came in for some criticism), and more on unnecessarily high costs. The report notes that "market rents for Section 236 projects were generally higher than for comparable conventional projects." It suggests a large number of areas in which savings might be possible, including architectural fees, use of consultants, HUD-fees being included in the mortgage, too-liberal allowance of incentive payments to builders, and inflated land values. In general it suggests that HUD needs to combine better data with more hard-nosed processing.

Recommendations by the 236 audit team also have more program policy implications than those by the 235 team. It suggests that the existing system (including the tax structure) "places undue emphasis on the production end of the process" rather than "promoting long-term ownership." It also recommends that project feasibility be regarded as *tentative only* right up to the firm commitment stage.

One of the more surprising [at least to us] findings of the audit was that an excessive number of very low income tenants are being accepted in 236 projects. Excluding rent supplement tenants, it found that 29% of the units were occupied by households which would qualify for public housing and that these families are paying 40% of their income in rent. The audit report suggests that this will result in a high turnover rate when such families find it impossible to continue meeting their rent payments. It also suggests that more adequate income verification procedures be utilized.

Finally, the report reflects some hostility to nonprofit sponsors, which the audit team says account for a disproportionate share of the projects in default (they represent 26% of all 236 projects but 73% of those in default). [The nonprofits would counter, one assumes, that they take on the tougher projects]. The report also contends that 81% of the nonprofit projects it reviewed had been organized by a builder or a consultant and so "could have been motivated primarily by profit considerations." In any event, it suggests strengthened eligibility requirements for the sector.

THE FINANCING OF INDIAN HOUSING

The Bureau of Indian Affairs publishes an *Annual Credit and Financing Report* which covers not only BIA credit programs, but presents (on the basis of reports from its Area Offices) estimates of financing to Indians and Indian organizations from all sources. The 1971 edition became available some weeks ago and we have summarized from it the figures on housing credit.

ESTIMATED CREDIT FOR INDIAN HOUSING,
1970, BY SOURCE OF FINANCING
(thousands of dollars)

	HUD [Public Housing]	BIA & Tribes	FHA, VA, & FmHA	Banks, S & Ls, Others	Total
Construction & Acquisition:					
Calendar 1970 -	$48,940.5	$ 3,877.4	$ 4,568.1	$2,551.9	$ 59,937.9
Total, end of 1970 -	76,931.1	10,892.5	18,239.1	6,021.1	112,083.8
Repairs & Rehabilitations:					
Calendar 1970 -	$ 24.8	$ 884.7	$ 525.6	$1,940.8	$ 3,375.9
Total, end of 1970 -	28.4	1,507.8	2,340.6	3,198.2	7,075.0

At the end of 1970, BIA estimates, Indians under its jurisdiction had a total outstanding debt for residential purposes of nearly $119.2 million. 94% of this was for the construction or acquisition of housing, the remaining 6% for repairs and rehabilitation of already owned units. It is worth noting that over half of that total debt was entered into during calendar 1970. This is a reflection of the recent upsurge in Indian housing activity. It must also be remembered, that the figures include public as well as private debt. Indeed, the public housing program accounts for almost 65% of the total. And, its predominance is increasing. It accounted for nearly 82% of the 1970 financing for housing acquisition.

BIA and tribal resources were next in importance, representing almost 10% of the credit for housing acquisition in that year. Such conventional sources as banks and savings and loan associations play only a very minor role in this aspect of the picture (less than 5% of total credit for acquisition, and even less of the new financing in 1970).

On the other hand, those conventional sources are the most important lenders for repair and rehabilitation work, accounting for 45% of the total and 58%

of the 1970 increase in that category of housing finance. BIA and tribal resources were (again) the next most important source of credit for repair and rehabilitation. The Federal Housing Administration and the Farmers Home Administration also play a more substantial role here than in the financing of construction and acquisition. (But, it is a decreasing role, representing 29% of the outstanding debt for repairs and rehabilitations at the end of the year, but only 14% of that entered into during the year.)

Finally, the data in the BIA report indicate some interesting differences in the size of individual loans provided under the various programs. During 1970, FHA-insured loans for construction and acquisition averaged $13,500, followed by FmHA loans, which averaged $10,900. Those advanced by such lenders as banks and savings and loans averaged only $5,800. In the category of credit for repairs and rehabilitation, however, FHA-insured loans were at the low end of the scale, along with the banks and S & Ls, averaging about $1,000; while loans under FmHA and VA programs averaged twice that size.

"ALL H O A P ABANDON"?

The Federal Home Loan Bank Board's "Housing Opportunity Allowance Program" for moderate-income borrowers [see our issue of a year ago], has never been a raging success. The savings and loan associations weren't enthusiastic and despite FHLBB reports that they had "committed" large portions of the available funds, it now appears that loans actually closed under the program account for less than 10% of what Congress appropriated. Meanwhile a public interest group, the Center for National Policy Review, brought suit against the program, arguing that its failure to serve low- as well as moderate-income families was contrary to Congressional intent. A Federal judge agreed and has told the Bank Board to stop using appropriated funds for HOAP unless it comes up with a balanced program. Whether they will do the latter or just abandon the whole enterprise remains to be seen.

[The Low-Income Housing Bulletin is published monthly; the annual subscription rate for other than members of RHA is $10.]

RURAL HOUSING ALLIANCE

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Southern Regional Council
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Atlanta, GA 30303

NONPROFIT HOUSING CENTER, INC.
1717 Massachusetts Avenue, N. W.
Washington, D. C. 20036

For Further Information
Call: Holly McCarthy
(202) 265-2224

Nonprofit Housing Groups

Schedule:Atlanta Meeting

Representatives of nonprofit housing groups from throughout the Southeast will meet in Atlanta, January 31-February 2, to review Federal housing programs for low- and moderate-income families, at the Sheraton-Biltmore Hotel.

The Atlanta meeting is the first of five regional seminars sponsored by the Nonprofit Housing Center, Washington, D. C., in cooperation with the U. S. Department of Housing and Urban Development to update local nonprofit groups on the various programs of Federal assistance available to them for building and managing housing. Interfaith Housing Inc. of Atlanta is also serving as a sponsor of the southeastern regional meeting at which more than 100 participants are expected, according to James P. Twomey, Executive Vice President of the Center.

The three-day seminar will exmine the financing of various Federal Housing Administration programs for developing multifamily rental units as well as single family houses for sale to low- and moderate-income families. The methods for converting a nonprofit to a limited dividend corporation through the participation of private investors will also be reviewed.

Edward H. Baxter, Regional Administrator of HUD, Atlanta, will keynote the opening session, discussing the likely trends in housing programs in the decade ahead. The Honorable Sam Mossele, Mayor of Atlanta, will welcome the group. Robert Cunningham, HUD Assistant Commissioner for Subsidized Housing, Washington, will be the principle speaker at the Monday night dinner session.

The workshops also will focus on management of subsidized housing with particular attention to be given to providing social services and counseling for lower income families. Noting that HUD and FHA are increasingly stressing the importance of management in those projects they fund, Mr. Twomey pointed out that the sessions are designed to help develop an effective management team for local housing sponsors.

Instructors for the workshops will be drawn from among Center staff and HUD officials. Center participants in addition to Jim Twomey will include Lewis Douglass, Deputy Executive Vice President; Moses Burt, Director of Special Programs; Dan Rambo, Regional Southwest Director; and Roger Miller, consultant on management. HUD participants from Atlanta will include James Mills, Regional Director for "Breakthrough;" LeMar Seals, Director, FHA Insuring Office; Jim Gilbert, Area Director for Equal Opportunity; and James P. Bitting, Environmental and Standards Officer.

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WHAT IS INTERFAITH, INC?

Interfaith, Inc. is a non-profit, church-supported corporation chartered by the State of Georgia to develop adequate and decent housing facilities for low and moderate income families in the Metropolitan Atlanta community. Interfaith, Inc. presently has a corporate membership of twenty-three churches and one service organization.

WHY INTERFAITH?

Meeting the human and social needs of our community is a vital part of a church's mission and responsibility. Interfaith serves as the action arm of its member churches' commitment to meet the critical need for better housing. It brings together churches of all faiths and races to show church responsibility to community.

WHO CAN JOIN?

Members can be churches, church-affiliated organizations, non-profit corporations or similar groups.

HOW TO JOIN?

The procedures for joining Interfaith, Inc. are:

(a) The organization desiring membership submits a copy of an official resolution or decision to join and support Interfaith - at the same time, it designates a representative to serve on the Board of Trustees.

(b) A majority of the present Members (Member churches or organizations) elects the new Member.

(c) Annual membership dues of $100 are payable within thirty days after election to Membership.

Interfaith, Inc. WELCOMES the participation of all religious organizations in the Atlanta area which share its objectives.

HOW CAN INDIVIDUALS PARTICIPATE?

Membership is available only to groups or organizations. Individuals are invited to participate by making financial contributions or by volunteering related services and expertise to the corporation.

HOW IS INTERFAITH FINANCED?

Interfaith is primarily financed by its Member organizations through additional contributions beyond the annual membership dues. Other financial support is provided by foundations, institutions and individual contributions. Interfaith, Inc. is a non-profit, tax-exempt corporation, therefore ALL CONTRIBUTIONS MADE ARE TAX-DEDUCTIBLE.

HOW DOES INTERFAITH OPERATE?

Interfaith, Inc. has assembled an advisory team of experienced professionals in housing, architecture, planning, and related disciplines. It has capable administrative staff which carries out Board policy as well as initiates and coordinates all corporate activities.

Interfaith develops land for low and moderate income housing under conventionally-financed and FHA insured programs. Its development concept is to create total environments - including racial and economic mixtures of people and homes; shopping, recreational, and educational facilities; variety in architectural design and construction; sound and realistic management, and the provision of adequate family and social services. Member churches and other agencies will play active roles in providing the needed services.

NOTE: Member organizations and individual Trustees incur no financial obligations. Liabilities are limited to the Corporation.

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FOR ADDITIONAL INFORMATION ABOUT CURRENT PROJECTS AND PLANS, PLEASE CONTACT INTERFAITH BY VISITING OR WRITING:

INTERFAITH, INC. - Suite 117
881 Peachtree Street, N.E.
Atlanta, Georgia 30309

or

Telephone: 404/872-3848 or
-3849

ATTN: Eugene H. Bowens, President

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. . . JOINT SPONSORSHIP WITH SIMILAR GROUPS

. . . HOUSING-RELATED FAMILY AND SOCIAL ASSISTANCE

. . . ACTIVE PARTICIPATION OF CHURCHES

. . . INVOLVEMENT OF MINORITY GROUPS AND ENTERPRISES

. . . ECONOMIC, SOCIAL, AND RACIAL MIXING

. . . TOTAL ENVIRONMENT

HOUSING SPECIALIST PROGRAM

PURPOSE:

To train specialists in the development of low- and moderate-income housing in cooperative, nonprofit sales or nonprofit rental projects.

PERIOD:

Courses are scheduled to begin in each calendar quarter (January, April, July, October) and are six months in duration. Each program will consist of an eight-week seminar, usually conducted in Washington, D.C., followed by a four-month on-the-job training experience under the guidance of a consultant-mentor.

DESIRABLE QUALIFICATIONS:

Bachelor's degree or equivalent practical experience in the fields of housing, urban planning, architecture, engineering or in the disciplines related to business and public administration, urban development or community services.

TUITION:

A fee of $700 per course will include all academic costs, including an initial bibliography of pertinent literature. Other books and pamphlets will be made available on a cost-basis during the program.

CURRICULUM:

The resident seminar subjects which are addressed include: composition and qualifications of a project team, stressing equal opportunity; site selection and land engineering and use; building layout and design codes and zoning; selection of construction techniques; cost analysis; financing; legal and organizational fees; and the step-by-step processing of necessary data with municipal, state and federal agencies, such as FHA. Included also are case studies and other explanatory exercises to provide a series of practical experiences in decision-making within a classroom environment. Instruction will stress marketing principles and techniques and project management and maintenance as related to tenant needs. Interns will learn to plan adequate community facilities in housing development, to provide for neighborhood services and tenant participation, and to foster tenant or homeowner associations and cooperative organizations.

CERTIFICATION:

Graduating interns will be accorded certification as Housing Development Specialists, leading to qualification either as a director of a housing development corporation or as an accredited housing consultant.

A PROGRESS REPORT

The pilot Housing Specialist Program began in September, 1968 with an input of thirty interns, fifteen of whom were black, eleven white and four were from the Spanish-speaking community. These interns, which included four women, had an average age of 31 years and for the most part were college graduates. Following a ten-month combined seminar and on-job learning program, they graduated in August, 1969 as Housing Development Specialists. The majority have accepted positions with such nonprofit or cooperative housing organizations as the Urban America Non-Profit Housing Center, regional offices of the Foundation for Cooperative Housing, Interfaith housing corporations in Atlanta, Georgia and Boston, Massachusetts, and the Greater Hartford (Conn.) Housing Development Corporation. Other graduates joined the staffs of two national housing development corporations — The Rouse

Company and Boise Cascade — while three carried their newly-won knowledge into the higher educational field. Finally, three specialists have accepted positions with federal or state housing agencies where they are making their impact felt in the initiation or review of projects.

The current training year, which began in September, 1969, provides for an accelerated (six-month) course with an increased specialist output and a gradual transition from total Ford Foundation funding support to a privately-tuitioned program. Forty interns — twenty attending on a Ford fellowship,

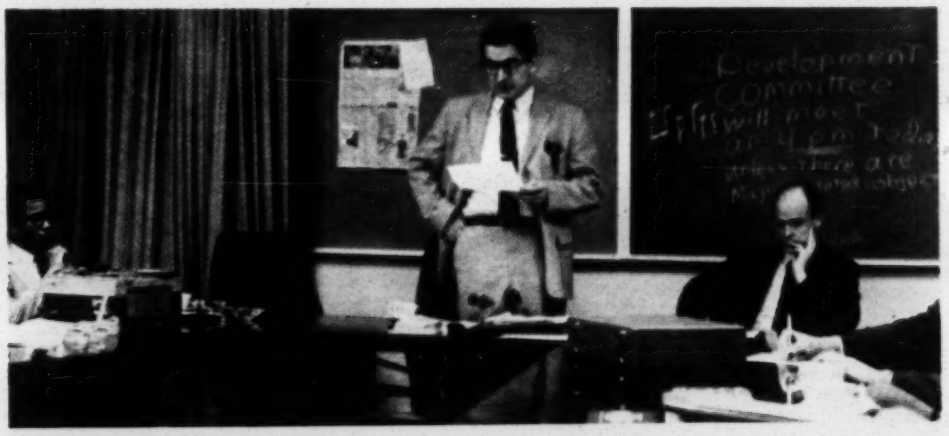
Mrs. Joan Briscoe receives her certification as a Housing Development Specialist from Mr. Samuel Simmons, Assistant Secretary for Equal Opportunity, HUD.

and twenty privately tuitioned — entered the training course on September 15, 1969 and, after a seven-week seminar, were placed for four months of supervised, applicatory training.

There were some 200 applications received for the January, 1970 Housing Specialist Program. The long-term projection will initiate courses in each calendar quarter, all interns entering under private tuition auspices as outlined earlier.

The Housing Specialist Program is successfully meeting every goal envisioned in the initial conception of its sponsors: to provide a high order of excellence in training a national cadre of low-income housing development technicians. The nationwide impact of this unique undertaking has been most impressive. Its viability and comprehensiveness is readily acknowledged by leading congressional and HUD officials and housing professionals in the private sector, many of whom are regularly invited as resource lecturers. Additionally, its solid reputation is stimulating great interest by organizations who voluntarily participate as sponsors to interns or as on-job training agencies or mentors.

The Housing Specialist Program has indeed proven to be the foundation upon which technicians/leaders can be trained to fill the ranks in a dignified and rewarding profession of low-income housing development.



Dr. E. Sam Sessions, Executive Director, announces administrative details to interns prior to a class session.

SPONSORS:

The program is sponsored by Urban America and the Foundation for Cooperative Housing under a Ford Foundation grant.

Urban America is an independent nonprofit organization concerned with stimulating public proposals and providing actions necessary to improve the quality of life in the nation's cities. The Foundation for Cooperative Housing, a nonprofit organization, was formed in 1952 to promote education and research in cooperative housing. Its programs place special emphasis on low- and moderate-income groups which have unique housing problems.

HOUSING SPECIALIST PROGRAM
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Washington, D.C. 20005
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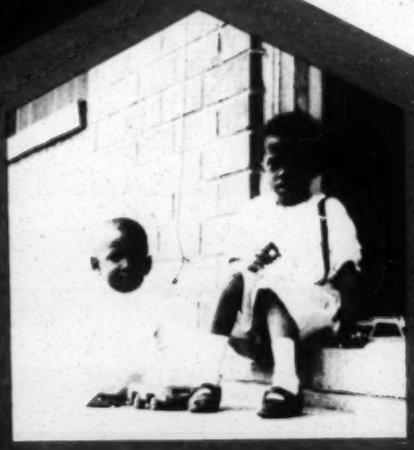


LOW-INCOME HOUSING BULLETIN

A TECHNICAL ASSISTANCE SERVICE OF rha

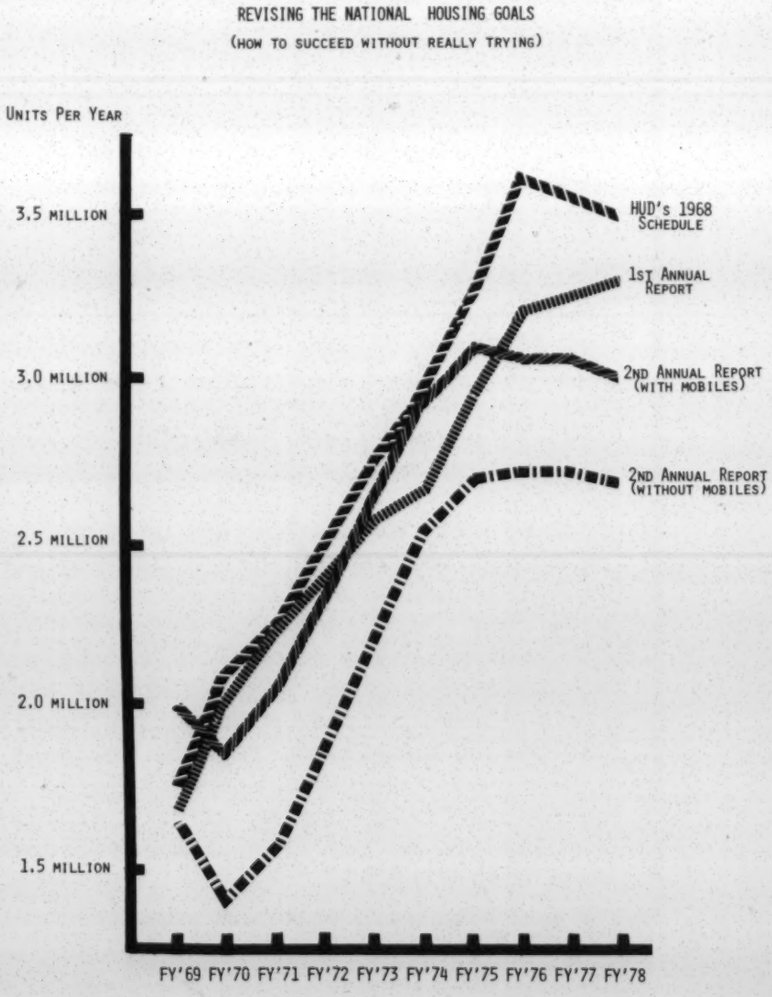
Dupont Circle Building, 1346 Connecticut Avenue NW, Washington DC, 20036 • telephone (202) 659-1680

70-4 April, 1970

HOUSING GOALS: THE SECOND ANNUAL REPORT

The late A. J. Liebling once wrote a series on "The Rubber-Type Army" which took journalistic note of the wide fluctuations in the reported size of the Nationalist Chinese Army on Formosa. With the appearance of the *Second Annual Report on National Housing Goals*, sent up to the Congress on [would you believe?] April 1st, one is again reminded that statistical flexibility can be a key of sorts to a stubborn problem.

While our official commitment is over 20 years old, a specific 10-year goal in housing was first enunciated by President Johnson in early 1968. He referred to a need for 26.2 million "new housing units," and called for public assistance in the production of 4 million of those. In addition he urged public assistance in the rehabilitation of another 2 million units. The target, then, was really 28.2 million units plus whatever unassisted rehab' took place. In April, 1968, HUD responded to a Senate request with a schedule of annual production targets which would meet that goal:



When the '68 Act was passed, however, it called only for "construction or rehabilitation of twenty-six million housing units" (in effect reducing the goal by 2 million), and the *First Annual Report*, filed by the outgoing Administration, reduced its cumulative total to 26.2 million [thus keeping LBJ's odd 200,000].

This year's *Report*, taking note of the booming mobile home industry, redefines production targets to include mobiles. As they were never contemplated in the original estimates, this is the equivlent of another 4 million cutback

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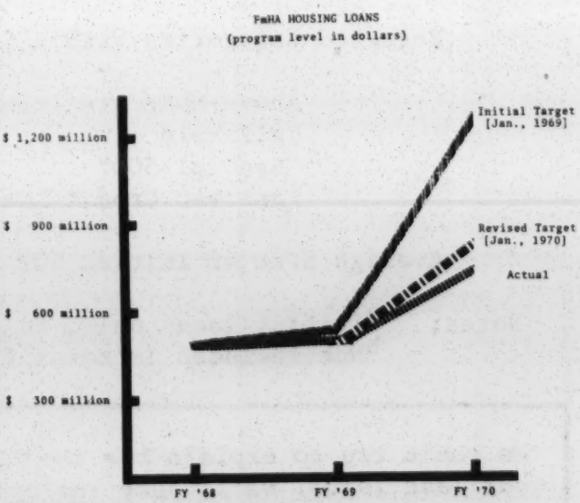
70-9 September, 1970

FmHA Housing in Fiscal '70: Up, But . . .

Farmers Home Administration has released program figures for the fiscal year which ended last June 30th. During the period, the agency made loans totaling $791.5 million and grants totaling $2.1 million under its various housing programs. This, as the agency is eager to point out, is a dollar level some 55% above the preceding fiscal year's. It is a substantial increase in output, but can be put in better perspective by recalling the brave words of twenty months ago. When the budget request for FY1970 was first sent to Congress by the outgoing Johnson Administration [see February, 1969 *Bulletin*, pages 4-5], it talked in terms of $1.3 billion in loans and $10 million in grants for housing. The target at that point was not to increase production by half between FY'69 and FY'70, but to double it. The Congress, the Bureau of the Budget, and the cold cruel world made short shrift of that goal. By the time the budget for the current fiscal year was prepared, the hope of breaking the billion-dollar barrier in FmHA housing loans had been shoved back a year and the agency was talking about $848.7 million in loans and $4.6 million in grants. As it turned out, even those levels were beyond reach -- largely because the decision was made to shift $50 million from the housing program to the farm ownership program.

Looking at the record in terms of units rather than dollars also helps to keep things in perspective. While the dollar level rose by 61% from FY'68 to FY'70, the unit level went up only 39%. (The detailed figures are presented in a table on page 2.) This reflects the fact that the credit and subsidy dollar goes less far each year. The average size of an initial Section 502 loan, for example, rose by more than one-sixth during that same two year period (from $9,755 in FY'68 to $11,469 in FY'70. In short, achievement of the dollar levels initially called for, would still not have produced as many units as had been anticipated.



It should also be noted that not all of the agency's programs have shared in the growth. Self-help loans fell off substantially between FY'69 and FY'70, and showed a net rise of less than 10% for the two-year period. Farm labor housing fell even more, for a net decrease over the two years. The home repair program, like self-help, seems to have leveled off.

(1) Horace (2) Art (3) Winn

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70-10 October, 1970

McGovern Hearings

In what could prove to be one of the year's more significant events for low-income housing, the Senate's Select Committee on Nutrition and Human Needs, under the chairmanship of George McGovern (D-S. D.), initiated an investigation into the housing needs of those whose hunger prompted its creation two years ago. Noting that the committee's mandate "extends beyond the problem of nutrition alone, to the areas of medical assistance and related human needs," McGovern expressed concern about "the terrible conditions of housing and sanitation under which many of our people suffer daily."

The investigation began in mid-September with testimony from the staff of the Tufts-Delta Health Center in Mound Bayou, Mississippi. One doctor told the committee that traditional medical care is "a cynical revolving door unless 'health' also means doing something about the water supply, about sewage, about housing . . . ." The first week of October saw the focus on rural housing and lead-off witness Aaron Henry of the Mississippi NAACP chiding the committee: "Many of us . . . were wondering when you would get around to noticing the shacks and hovels those hungry people were inhabiting."

The record being built is impressive and depressing -- and exhibits some recurring themes. One is that it is not a new problem. Dr. Geiger, the first witness, noted: "The rural poor have been drinking dirty water, fighting the elements, living amidst society's garbage long before the nation became concerned about smog on Park Avenue, industrial pollution in Lake Erie, or the exhaust fumes from automobiles on the Los Angeles freeways." Aaron Henry called the term "housing crisis" a misnomer: "The word 'crisis' generally refers to a temporary situation and for the people living in the nation's worst housing, there's nothing temporary about it. . . . the people in those houses have lived there all their lives and, in most cases, their parents lived that way before them. That's not a crisis, that's a scandal."

Another theme was that of distorted priorities. Cushing Dolbeare, of Philadelphia's Housing Association of Delaware Valley, pointed out that, under current housing goals and trends, families in the $15,000-and-above income category will get almost three times their proportionate share of housing in the decade; those in the $2,000-to-$8,000 range will get about two-thirds of their share; and those below $2,000 will get none at all. Your editor, appearing the following day, noted that, as a result of deductions for mortgage interest payments, property taxes, etc., "we forego almost $6-billion [a year] in taxes -- largely for middle- and upper-income families -- and don't ever think about it; then spend less than $1-billion on low- and moderate-income housing and consider it a great national effort." But, that

(1) Art (2) Bill Wyman (3) File

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70-11 November, 1970

BIA's Housing Improvement Program

The Bureau of Indian Affairs, in attempting to provide "a decent home" to the families which are its responsibility, relies to a large extent on the programs of other agencies (particularly HUD-assisted public housing). It does have one program that is all its own, however: HIP, the Housing Improvement Program, which dates back to the early 1960's. In the most recent fiscal year, HIP accounted for almost half of all housing activity in BIA territory [see last month's *Bulletin*, pages 4-5], including almost all of the home repair work. It has been suggested by one non-BIA source as "a model for approaching Indian housing needs," but one "which is terribly underfunded."

There are five categories of HIP activity. Categories I and II, which constitute the bulk of the work, are both home repair activities, limited to $3,500 per unit costs, and aimed at those families and individuals "which would be eligible for continued occupancy in public housing . . . ." In fact, the only difference lies in whether the work will result in bringing the unit up to the "decent, safe and sanitary standard" (in which case it is a Category II activity); or will only result in housing that is "more livable and less hazardous" (in which case it is classified as Category I). Of 3,573 units repaired in fiscal '70, more than two-thirds were in Category I.

Category III covers new construction which is transitional in character -- constituting "improved or more adequate [but not up to BIA's full standards for "decent, safe and sanitary"] shelter . . . for families living in unrepairable, grossly substandard housing." Special approval for its use, on a project-by-project basis, is required from BIA's central office. As in the first two categories, eligible families are those who would otherwise qualify for public housing occupancy. Category III activity has a cost limit of $5,000 per unit (though this can be combined with other resources, including a cash or labor contribution by the family).

Despite its special character, this program accounted for about 59% of HIP's "new" units in FY'70. Category III work was overwhelmingly under the Navajo Area Office, which also accounted for 40% of repair activity under HIP last year. (In addition to having almost one-third of the nation's reservation population, the Navajos have an OEO-funded training program which is utilized in conjunction with HIP.)

Under Category IV. HIP funds are used as a grant (up to $3,500) to a family for use in combination with such credit sources as the Federal Housing Administration, Veterans Administration, and Farmers Home Administration. The

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70-12 December, 1970

NOTES ON THE 1970 HOUSING ACT

A year ago the Administration was circulating in draft form its proposed revision and consolidation of assisted housing programs. Although this was subsequently introduced [see page 7 of the April, 1970 *Bulletin*], Congress postponed any general revision at least until next year. It has, however, once again made substantive changes in existing programs as a corollary to their extension. The bill which emerged from the House-Senate Conference [see page 3 of our October issue] and, as we go to press, awaits Presidential signature, extends Federal Housing Authority programs until late 1972 and extends urban renewal (with $1.5 billion in authorization for FY'72), model cities (with $200 million for FY'72), and the 701 planning grant program (with an additional $30 million). It includes some consolidation of HUD research authorities and of open space land programs, and a basic replacement of the new communities section of the '68 Act with the Urban Growth and New Community Development Act of 1970 (which is Title VII of this year's legislation). It modifies in a variety of ways public housing and both FHA- and FmHA-assisted programs.

PUBLIC HOUSING

Public housing is taken out of suspense [see page 7 of our August issue] by the addition of $150 million in contract authorization for the current fiscal year and $225 million for next. As expected, it strengthens the legislative language under the Brooke and Sparkman amendments of last year [see issues of June (pages 1-2) and July (page 5), 1970]. Thus a national formula is established for income determination (relative to the limitation of public housing rents to 25% of income) which is more liberal than that used under the Sections 235 and 236 programs. (Additional deductions include $300 for each secondary wage earner, any extraordinary medical expenses, and an extra 5% of gross income in the case of elderly households.)

The eligibility of operating and maintenance expenses, including those for tenant services, for subsidy under Annual Contributions Contracts is made more explicit and revision of existing ACCs to provide for the new authority is allowed; with $75 million of the added ACC authorization for this FY (see above) "earmarked" by the Conference Report language for these purposes. In a companion action, the '70 bill repeals the separate tenant services authority which the '68 Act had provided, but Congress had never funded.

Leased housing is assigned a minimum of 30% of new public housing subsidies, and the limits on leases set: 10 years for an initial lease, with renewal possible to a maximum of 15 years for existing units and 20 years for new construction. A new approach to the cost limitation problem which plagues

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71-1 January, 1971

SECTION 235: "A NATIONAL . . . SCANDAL"

As it heads for its third birthday, the Section 235 mortgage assistance program enacted in 1968 is under attack from several directions. On the one hand, Congressmen report an increasing amount of mail on the program from people who "have to earn their own way" and complain about those who are "on welfare . . . and maybe live next door" and "are really having a free ride, so to speak" [to use some of the phraseology of right-wing Republican John Rousselot]. (To counter this sort of sentiment, HUD officials are currently stressing that the typical occupant of a 235 or 236 unit is a 29-year old white family man who earns $5,760 a year as a service worker.)

On the other hand, the recently-issued staff report of the House Banking and Currency Committee, *Investigation and Hearing of Abuses in Federal Low- and Moderate-Income Housing Programs*, charges that the program is too often a bargain for speculators and builders rather than low-income buyers, and that FHA may be "insuring itself into a national housing scandal." The report is an outgrowth of a study ordered by the Committee late in September [see page 4 of the October *Bulletin*] and focuses generally on two types of abuses -- purchase and subsequent resale (at much-increased prices and with minimal repair work) of existing units, and excessive cost-cutting through inferior materials and workmanship in new construction. Both categories reflect, as the staff notes, a breakdown in FHA's appraisal and inspection system.

Examples of inflated prices possible under permissive appraisal of existing units are cited in Paterson, N. J. (where a former tavern was bought by a speculator for $1,800; had only minimal electrical repair work done, as far as city permit records reveal; and was resold under the Sec. 235 program for $20,000 some four months later [this case received national publicity on a recent network television program which reported on the staff investigation], and in Seattle, Wash. (where a unit was bought at $8,000 and resold two weeks later at $15,500 [the speculator's own estimates of repair costs, which are disputed, indicate a 23% profit on the 14-day operation!]. Also cited were four Seattle units sold under 235 at prices of $15,000-$18,750 and within a period of 1-to-10 months declared substandard by city inspectors.

The staff visited at least two new developments financed under Sec. 235 commitments. At one, in Elmwood, Mo., it found seepage (and even percolation) in the basements and wall cracks due to settling, not to mention showerbaths without tile. The other, in Everett, Wash., the report characterizes as "an instant slum." [The developer of the latter subdivision has since been reported as agreeing to halt further work on it pending a public hearing next month.]

LOW-INCOME HOUSING BULLETIN

A TECHNICAL ASSISTANCE SERVICE OF rha

1. Housing
2. Art

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71 - 2 February, 1971

HOUSING IN THE FISCAL '72 BUDGET

President Nixon sent his budget for the fiscal year beginning next July 1 to Congress on the last working day of January. While such a document is almost certain to provoke controversy, it is seldom that an Administration has to beat as hasty a retreat as this one did on rural housing. Even before the figures were released, the National Rural Housing Coalition had predicted a decision by the Administration to cut back on Farmers Home Administration's homeownership loan program by one-third, and called the move "absolutely incomprehensible." The budget confirmed the prediction and it quickly became clear that FmHA staff in a number of states had already virtually committed as much in the way of loan authority as they had remaining under the cutback. With pressure building both in and out of Congress (Chairman Sparkman, of the Senate Banking, Housing and Urban Affairs Committee, announced a one-day hearing on the subject), the White House reversed itself and announced an "increase" back to the earlier level.

Still in effect, however, are refusals by the Administration to use all of the funds approved by Congress for public housing and water and sewer facilities. Thus, the $150 million added to this year's public housing authority by the 1970 Act [see December *Bulletin*, page 1] is being left almost completely untouched, and $256 million of the $450 million in water and sewer

[continued on pages 4-5]

McGOVERN COMMITTEE STAFF REPORT

As we go to press, the Senate's Select Committee on Nutrition and Human Needs was preparing to release a staff report growing out of last Fall's hearings on rural housing [see pages 1-3 of our October issue]. Titled Promises to Keep: Housing Need and Federal Failure in Rural America, *the report's 37 pages survey "The Problem," trace "The Response", and analyze "The Basic Failures." Findings include the suggestion that "our official housing goal of 26 million units over a 10-year period is far too low and could be as much as 45 million units", as well as the charge that "the Federal Government spends far more money to provide bad housing than it does to provide good housing." In addition to questioning the adequacy of current housing programs, the staff report questions "their availability in particular areas and for particular groups."*

[For the full text of the Committee Print, write the Select Committee on Nutrition and Human Needs, U. S. Senate, Washington, D. C. 20510.]

LOW-INCOME HOUSING BULLETIN

A TECHNICAL ASSISTANCE SERVICE OF rha

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71 - 4 April, 1971

THE FHLBB's $20-A-MONTH MORTGAGE ALLOWANCE

Despite reference in the authorizing legislation to "low- and middle-income families," there is some question as to whether the newly implemented Housing Opportunity Allowance Program [one assumes they *wanted* that cornball acronym, HOAP] of the Federal Home Loan Bank System warrants very much attention in a *Bulletin* concerned primarily with subsidized housing for lower income families. But, in reporting on what HOAP is, we may be able to indicate what it isn't as well.

The legislative basis for HOAP dates back to the Emergency Home Finance Act of 1970, which included an Administration proposal to offset tight money with interest subsidies to savings and loans [see our issue of *last* April, page 7]. While the bill passed last summer, funds for the program did not become available until December, and it was not until March 11th that the Federal Home Loan Bank Board got finalized procedures published in the *Federal Register*. Available for use is $85 million and the budget request for next year proposes another $85 million (though the drop in interest rates makes it highly questionable that Congress will respond to that request -- especially with the initial appropriation just coming into use.)

The way it is to work seems simple enough. An eligible borrower obtaining a qualifying loan gets a flat $20-per-month reduction in his mortgage payments for a five year period, after which he must provide the full amount himself. The savings and loan which furnished him the financing is reimbursed for the allowance by an offsetting reduction in the interest payments it must make on 'advances' [loans] it has from its regional Home Loan Bank. (The $85 million Congress appropriated goes to the Home Loan Bank System to make up for the loss of interest income to the member banks."

It is important to note, however, that "eligible borrowers" include families with incomes up to 1½ times the maximum for FHA's Section 235-236 programs. (The FHLBB characterizes HOAP as aimed at those in the "$7,000 to $12,000

"A RIGHT TO A DECENT HOME . . ."

The above is the title of a 40-page booklet recently published by the Department of Health, Education, and Welfare, and subtitled "Housing Improvement Initiatives for Public Welfare Agencies." It reports on efforts in five localities and makes a number of general suggestions for action by welfare agencies and their staff. Available from the Government Printing Office, Washington, D. C. 20402, at 30¢ each.

LOW-INCOME HOUSING BULLETIN

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JW AC

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71 - 5 May, 1971

FmHA's Home Repair Program

As we noted in our summary of the 1970 Housing Act [December issue, pages 1-4], one of its provisions was an increase in the loan and/or grant available under the Section 504 home repair program of Farmers Home Administration. FmHA has now issued its revised procedures for that program, taking note of the change (FmHA Instruction 444.3, "Section 504 Rural Housing Loan Policies, Procedures, and Authorizations," dated 4-8-71. Paired with the larger loan maximum is a shift to increased emphasis on taking a mortgage as security.) Issuance of the revision, in turn, gives us an excuse to review some history and summarize the main points in the procedures.

Section 504 dates back to the original rural housing title of the 1949 Act, and through the first three quarters of this fiscal year, some $33.8 million in loans and/or grants have been made under its authority, to nearly 36,000 households. Straight loans accounted for 71% of the households and 75% of the funds; another 28% of the households received 24% of the total in grants without loans; and the remaining funds went for combinations, divided almost equally between grant and loan portions.

Such total statistics, however, obscure a significant (and rocky) history. During the program's first 3½ years of existence it was limited (like other FmHA programs) to farm housing. Less than 300 households a year received aid -- 16% of them getting loans only, 72% receiving straight grants. (Of the $562,000 provided in this period, 65% represented loans. Total assistance averaged less than $600 per family.) Under the Eisenhower Administration, the 504 program was shut down completely and not a single loan or grant was made during fiscal years '54 thru '61.

The Kennedy Administration set out to revive the home repair program, assisted by 1962 amendments to the Act which extended eligibility to nonfarm elderly households and removed the $500 limit on grants (though total aid to a single applicant continued to be limited to a $1,500 maximum). With a demonstration program in full swing, FY'64 saw a peak of 5,952 households receiving $4.9 million under the program -- 96% of it in straight grants. During the roughly three-year revival period, 10,635 households had received an

The Federal Home Loan Bank Board is reportedly having troubles getting savings and loan associations to use up the $85 million in "shallow subsidy" money Congress gave it [see lead article in our last issue]. In its first two weeks, HOAP (the Housing Opportunity Allowance Program) committed about $24 million, but the next six weeks saw a demand for only $13 million more, leaving some $48 million which must be obligated by the end of June or revert to the Treasury.

LOW-INCOME HOUSING BULLETIN

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71 - 6 June, 1971

THE ADMINISTRATION ON "EQUAL HOUSING OPPORTUNITY"

On June 11th, President Nixon released his long-awaited statement on "Federal Policies Relative to Equal Housing Opportunity." While the 15-page, 8,000 word document can't be said to have contained any surprises ("My purpose is not to announce new policies, but to define and explain the policies we have"), it underlined the fact that Administration housing policy is not made at HUD. Ken Clawson, of the Washington *Post*, named Presidential assistant John Ehrlichman (a former zoning lawyer) and Attorney General John Mitchell (a former municipal bond lawyer) as the main architects of the policy statement, which, he reported, has been in preparation virtually since the controversy last summer regarding urban renewal in the Detroit suburb of Warren. (An initial HUD decision to deny funds on the grounds of racial discrimination was quickly reversed, but brought White House pressure for a policy statement. [Warren voters subsequently rejected the renewal program anyway.])

As is characteristic of such things, the statement attempts to touch all bases, and selective excerpts could be used to make contrasting points. But basic to it are two familiar themes. The first is the Administration's distinction between racial and economic discrimination. While conceding that

> when dealing with poor people who happen to be members of a racial minority -- questions of where to locate housing for poor people and where to locate housing for . . . the minority are related,

the President maintains that "the issues involved are separate" and that we "must take care to maintain the distinction." Thus, he defines "equal housing opportunity" as "a condition in which individuals of similar income levels in the same housing market area have a like range of housing choices."

The other basic theme is that of Federal passivity -- of HUD's role as "essentially one of responding to local or private initiatives." Such a context tends to filter out a good deal of the "affirmative" in the "affirmative action mandate" of Title VIII of the 1968 Civil Rights Act; and one is left with the impact on racial concentration itself [clearly distinguished from "economic integration," remember], as "among the various criteria" to which "consideration should be given." Stated flatly:

> This administration will not attempt to impose federally assisted housing upon any community.
>
> We will encourage communities to discharge their responsibility for helping to provide decent housing opportunities . . . .

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71 - 7 July, 1971

HUD's Evaluation Criteria for Assisted Housing

As was announced last month, the Department of Housing and Urban Development has issued its proposed guidelines for evaluating applications under its assisted housing programs. The criteria are to apply to fund reservations sought under Sections 235 and 236, the rent supplement program, and the public housing program. They are intended to provide HUD staff with standards not only to determine minimum acceptability for approval, but also to furnish a basis for rating approved proposals as to their priority for funding.

There are five criteria applicable to all programs on which at least an "adequate" rating is required.

Community Need - The proposed housing must "conform to the needs of the lower income population" and there can't be "a substantial supply of standard housing" available to them. An application warrants a "superior" rating if there is a shortage of such housing, waiting lists for existing projects are substantial, or the proposed units will serve as a relocation resource. In the case of public housing applications, there are specific ratios for determining the adequacy of existing supply. The number of families within the income limits for admission to public housing must be at least twice as large as the number of public housing and rent supplement units. If it is five times as large, the proposal rates a "superior" on the need criterion.

Efficient Production - For the FHA-assisted programs, it must appear likely that construction will start within 9 months of the approval of the reservation, and that the costs will not exceed those for "comparable units being produced in the area" by more than 5%. (To get a "superior" rating, expected costs should be at least 10% *below* comparable costs in the area.) For public housing, there must be expectation that construction will start within 18 months of program reservation approval, and that costs will not be more than 5% above the prototype costs for the area. (Here, too, costs which will be as much as 10% below prototype costs will earn a "superior" rating.)

Nondiscriminatory Location - On this aspect, it is not as clear as it might be what distinguishes a "superior" from an "adequate" rating in some cases. As best we can make it out, the instructions allow a proposed project to go

> *"Would we really need the amount of budget, the amount of trained personnel, the number of agencies working in public health, in nutrition, in consumer education, in tuberculosis, in lead poisoning, in ecology, in family planning, if all families -- Mexican, Appalachian, black, white, red, yellow -- had decent, healthy housing available?"*
>
> -- Naomi Chamberlain, Director, Community Health Unit
> University of Rochester School of Medicine

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71 - 10 October, 1971

HUD's Revised Criteria for Subsidized Housing

In our July issue, we summarized at some length the set of proposed criteria published by the Department of Housing and Urban Development a few weeks earlier, by which they would determine minimum acceptability and priority for funding of proposed assisted housing projects. We noted at the time that they were tentative and subject to revision on the basis of comments and criticisms. HUD has now published (in the October 2nd *Federal Register*) the first revision, and while there are relatively few dramatic changes in the broad outlines, the modifications of detail are sufficient to warrant a *de novo* summary. (This version is also subject to comment, but it does seem a safe assumption that further changes will be minimal.)

One major change is to exclude some categories of HUD-assisted projects from the criteria. Rehabilitation projects, housing on Indian Reservations, and Section 235 mortgages for existing housing are all excluded. So are proposals for the leasing, under Section 23, of existing housing if less than 25 units are involved. In addition, any new construction proposal which does not involve 5 or more units is exempt from the criteria.

Originally, there were 6 aspects (or 5, in the case of ownership programs), on which a minimum rating of "adequate" was required; plus 2 additional aspects (3 in the case of public housing), on which a "poor" rating reduced the priority given; but didn't necessarily disqualify. Now there are a total of 8 criteria (7 for ownership projects) with an "adequate" rating needed on all. (The category dropped was that which afforded a preferential rating to public housing projects with an ownership potential.) The categories and the modified standards applicable are set forth below.

Need - The minimum requirements here are relatively clear. The proposed project must not duplicate or compete "unreasonably" with other subsidized projects "in such a way as to overbuild the market." Also, the vacancy rate in "the market area" (not defined) for *standard* housing must not exceed certain limits: 6% for rental units in the same rent-size category and 2% for sales units in the same price-size category; or, if information by rent-size or price-size categories is unavailable, then 8% over-all for rental units and 2½% over-all for sales units.

The difference between an "adquate" and a "superior" rating, however, seems a good deal more subjective except where the housing being proposed will constitute a relocation resource (which gives it an automatic "superior"). In other cases it is the difference between a proposal which "responds *well* to the *most urgent* housing needs" [our italics]" as compared with one which simply "responds to the housing needs" of lower income households. ("Needs" are "in terms of number of bedrooms and structure-type" in both cases.

AC + Res

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71-12 December, 1971

1971 LEGISLATIVE ROUNDUP

By the time you read this, the first session of the 92nd Congress will presumably have adjourned. It is the first year since 1967 that a major "Housing and Urban Development Act" has not been passed. Instead, proposals for substantive revisions in assisted housing programs are to be given further consideration when the second session of this Congress begins next month. A couple of these have been waiting since earlier this year: the Administration's Consolidation and Simplification bill, and the House Subcommittee's proposal to channel 3-year blocks of subsidy reservations through metropolitan and state housing agencies [see pages 4 and 5 of the July *Bulletin*]. To these pending bills may be added two more major reform initiatives. One is being co-sponsored by Senators Brooke (R-Mass) and Mondale (D-Minn). It reflects, basically, the proposals for a uniform housing assistance mechanism "to serve all families who cannot afford the cost of housing on the private market," which have been endorsed by the National Association of Housing and Redevelopment Officials, the National Housing Conference, and the National Rural Housing Coalition [see page 4 of our April issue]. The Brooke-Mondale proposal was announced earlier this Fall, and was formally introduced on December 10th. [For an explanation, together with the full text, see pages S21157-73 of the *Congressional Record* for that date. For a summary comparison of this legislation, the Administration bill, and the House Subcommittee's bill, see the fold-out in the October *Journal of Housing* (mentioned elsewhere in this issue).]

The other new initiative on the housing scene is perhaps of more interest and potential significance for rural areas and small towns. It is the Emergency Rural Housing bill co-sponsored by Senator McGovern (D-S.D.) and Congressman Abourezk (D-S.D.). The bill (S.2897, introduced November 22nd, and H. R. 11974, introduced December 1st), would establish an Emergency Rural Housing Administration as an independent agency with a specific mandate to meet the housing needs of rural areas and towns of 25,000 and less, to give priority to the needs of those lowest in the income scale, and to attempt to complete its task within five years. The ERHA would be expected to utilize existing programs and to operate through existing and newly-created public and private entities, but it would have the basic responsibility for seeing that the job gets done -- and would function as the "houser-of-last-resort" when necessary. In addition to such subsidy mechanisms as could be obtained through other programs, ERHA would have its own authority to provide "Norwegian-type" loans for homeownership (deferring interest and principal on up to 50% of the total loan), and to provide rental subsidies assuring that occupant households won't have to pay more than 25% of income for rent and

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72 - 1 January, 1972

HOUSING IN 1971: A RECORD YEAR, BUT . . .

At a news conference in mid-December, announcing the latest evidence that 1971 housing starts would establish a new record, Secretary George Romney of HUD released some detailed statistics on U. S. housing production for the past ten years. The figures, on which our table on the following page is based, are worth studying. They illustrate the points the Secretary wished to make (that "we have it within our ability" to produce 2.6 million units a year [including mobile homes], and that the big increase last year was in the unsubsidized starts, which accounted for 80% of the total); but they also illustrate some points that he was careful not to make.

In our table, we have presented the annual averages for the first 8 years of the '60's, as well as data for the individual years, 1969 thru 1971, so that you can get a picture of the changes that have taken place in the pattern. No one can deny that total activity is at an extremely high level in comparison with the past -- 2.1 million starts as compared with an average of 1.5-million a year for the preceding decade. And, while it is true that subsidized production dropped between '70 and '71 (more about that in a moment), while unsubsidized starts increased by more than 64%, the assisted housing programs still represent a newly important part of the picture. In the first 8 years of the decade they averaged only 71,500 starts a year, and accounted for less than 5% of the total. In the last three years, they have averaged almost 5 times that level and accounted for more than 30% of all starts. "Our ability" to meet the total production goals is still at least as dependent on the Federal-subsidy programs as it is on those soaring mobile home shipments.

Returning to that drop in subsidized starts which the Secretary lauded, one wonders if the '71 figures, taken with his satisfaction in them, reflect an official movement away from the goals for subsidized housing, or just a tendency to ignore them in the pleasure at prospective "victory" in terms of the total production goals. The fact is that, not only do the projected 1971 figures indicate a decline of almost 8% in subsidized starts and rehab's, compared with the prior year; but they represent only 76% of the official target spelled out in the *2nd* and *3rd Annual Reports on National Housing Goals*.

HOWZAT??? *We really goofed on page 7 of our last issue and inadvertently moved everybody in the country into towns of less than 10,000 (most have been a subconscious reaction to metropoliana)! What we should have said was that, while one-sixth of public housing goes into communities of less than 10,000,* twice *that share of the population lives in towns in that category or in rural areas. Sorry 'bout that.*

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72 - 2 February, 1972

FmHA AND HUD IN THE NEW BUDGET

Whether there is some cosmic symbolism in the fact that "American Pie" is at the top of the record sales charts as the annual Federal budget comes up for Congressional review, we leave to others to say. The Administration's budget for the fiscal year beginning next July contains no startling new proposals as far as housing is concerned. A substantial increase in some programs under Farmers Home Administration will be partially offset by proposed cutbacks in HUD programs. The insistence of the Administration on not using all of the funds Congress provides continues. A continuing steady growth in the number of assisted units each year seems doubtful in the long run, and not even certain in the short run.

We have excerpted some of the pertinent figures for FmHA and HUD programs in the table appearing on pages 4 and 5. The most striking rise is in the Sec. 502 loans projected for FmHA. These topped the $1 billion level for the first time in Fiscal '71 and are now slated to exceed $2 billion in FY'73. Rental housing loans are also scheduled for a big increase -- to twice the current level. Technical assistance grants for self-help housing, too, will be able to rise if Congress provides the $3 million asked. For other FmHA programs, the budget requests are the same or less than the current level. (This, despite the fact, in the case of farm labor housing grants, that applications on hand already have outrun not only the funds available to the agency, but those currently being held back by the Office of Management and Budget as well.)

At the same time, notwithstanding the fact that President Nixon is calling for an expanded rural development program, he continues to withhold massive amounts of funds already appropriated by Congress for water and sewer grants (as can be seen, in the case of the HUD program, the current level of impoundment exceeds $500 million). Nor does there seem to be any plan to give either agency added manpower to administer their programs -- a fact which is particularly hard to square with the program levels projected in the case of Farmers Home Administration.

HUD budget requests in housing forecast the eventual cutback in the level of assisted programs discussed elsewhere in this issue. Though the Administration is requesting the same level of authority under Sec. 235 as Congress

FOR THE RECORD: *Since we went to press on our last issue, the complete figures on 1971 housing starts have become available. Our projection from the 10-month data proves to have been a little high -- the starts total is now said to have been 2,080,500 (rather than the 2,101,000 we estimated on page 2 of the January* Bulletin*). It still rounds to 2.1 million and sets a record; and the pattern we noted will be unchanged.*

Low Income 1967

no comment at this time by local [illegible]

Housing Tenn.

CWA Plans 76 Low Rent Units

Nashville Tenn.

By GEOFFREY COOPER

3-13-67

The Communications Workers of America, Local 3808, has completed plans for 76 additional units of low rent housing, adding to the 178 units already in use in East Nashville.

Jesse Parrish, CWA president, said the plans "are on the drawing board and construction will start as soon as the weather breaks."

The two-bedroom units will rent for $68.50 a month, which includes stove, refrigerator, bath, water service and maintenance.

Already in use are 158 three-bedroom units and 20 two-bedroom units.

THE ADDITIONAL units will be located between Fifth and Sixth avenues on Shelby.

The total cost of the additions is expected to run about $1 million, bringing the total cost of the project so far to about $3 million, Parrish said.

He added that the CWA is aiming for a completion date in late fall.

The units are integrated and fulfills a need for housing facilities of moderate in-

Turn to Page 2, Column 2)

CWA Plans 76 Low Rent Units

(Continued From Page One)

[illegible]me families. They are not [illegible]ited to union members, [illegible]rish said.

[illegible]BLIC HOUSING is do[illegible] a pretty fair job for the [illegible]come groups, but when these people raise their income beyond a certain point, they have to move out. Where do they go? There is a big gap between the public housing and the expensive private facilities. These people can't afford the more expensive kind. There is an in-between area, and here is where we fill the gap," Parrish said.

The union finances the project by borrowing from the Federal Housing Authority, and pays the money back through rents collected. The union makes no profit on the project, Parrish said.

"If other responsible groups don't fulfill their responsibility to the community, then we (CWA) would be interested in financing another project of this sort," he said. "The CWA is a community-minded union".

PARRISH NOTED that there was only a 3% vacancy in 1966 and there is a long waiting list.

However, anyone wishing further information should call CWA Apartments Incorporated, the rental office of the units, at 242-6693.

Robert Keenan Construction Co. is the contractor for all units.

Mr. Smith-
Emory Via
thought you might
be interested in this.
Susan

Housing-gen
47-C

THE LOW INCOME HOUSING DEVELOPMENT CORPORATION

RECEIVED
DEC 23 1968

REPORT TO

THE BOARD OF DIRECTORS

December 7, 1968

FILE

Low Income Housing Development Corporation of North Carolina

Box 1108, Durham, North Carolina 27702

Walter L. Smith, Executive Director

(919) 596-2114

August 15, 1969

Mr. Moreland G. Smith, Director
Urban Planning
Southern Regional Council
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Moreland:

Thank you for inviting me to Atlanta to talk with you and John Boone regarding possible urban programs on which John Boone might focus his attention.

I shall be arriving in Atlanta on Sunday, August 24, United Flight #627, at 7:31 p.m., and shall be able to stay through Monday. I hope that I will also have an opportunity to see Paul Anthony, Vernon Jordan, and others on the SRC staff Monday.

Looking forward to seeing you and to meeting your wife.

If you or John Boone want to reach me next week, the best time would be at home the latter part of the week -- (919) 924-8068. I expect to be in Lexington most of the week. The office will know where to reach me if you want to leave a message.

If it is not convenient for you to meet me at the airport, please let me know and I will take a cab to your house.

Best regards to all.

Sincerely,

Cynthia

Cynthia E. Gubernick
Assistant Director

① AC
② Files

Low Income Housing Development Corporation of North Carolina
Box 1108, Durham, North Carolina 27702

Walter L. Smith, Executive Director (919) 596-2114

September 25, 1969

Mr. Moreland G. Smith
Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Mrs Vick

Dear Moreland:

I received my check from the Southern Regional Council. Thank you for the prompt reimbursement. My social security number, which was requested, is 033-24-5073.

Yesterday I returned from a week's vacation with my family in Massachusetts. The weather was New England's finest, with bright, warm days and crisp, cool nights. I got to the Cape for a day and enjoyed walks around the Wellfleet Bay, Audubon Wildlife Sanctuary and the white cedar swamp in the National Seashore Park.

While I was in the Boston area I visited the office of Eduardo Catalano to talk with him about a housing system he has developed. This system was submitted to HUD for an Operation Breakthrough project. LIHDC also submitted an application for Operation Breakthrough, and North Carolina is in the running for one of the sites.

How is John Boone coming with his study? Are there any new developments in your own program?

Please give my best to Marjorie and all at SRC. Best regards from Bob.

Sincerely,

Cynthia

Cynthia E. Gubernick
Assistant Director

METROPOLITAN ATLANTA HOUSING CONFERENCE
JUNE 3, 1969

ATLANTA AREA HOUSING FOR LOW-MODERATE INCOME PEOPLE

Authority	Total Units	Bedrooms 0	1	2	3	4	5	6
Acworth								
Atlanta	13415	712	3580	5192	2720	953	252	6
Buford								
College Park	173	6	39	30	60	20	10	0
Decatur	399	4	143	129	79	34	10	0
Dekalb	250							
East Point	350	0	52	128	120	40	10	0
1944 Fed HA								
Farm HA								
Jonesboro	35	0	10	8	9	6	2	0
Lawrenceville	162	4	47	58	39	12	2	0
Lithonia	75	2	12	25	20	13	3	0
Marietta	891							
Norcross	24	0	4	12	6	2	0	0
Palmetto	20	0	4	8	5	3	0	0

15794
1944
17738

MASTER

Project Number	Project Name Address	Total Units	Total/Bedroom -0-	-1-	-2-	-3-	-4-	-5-	-6-	Type	Style	Year Built
Ga. 6-1	Clark Howell Homes 114 Merritts Ave. NW	630	52	216	228	134	-	-	-			1940
Ga. 6-2	John Hope Homes 668 Fair Street, SW	606	50	200	277	79	-	-	-			1940
Ga. 6-3	Capitol Homes 89 Memorial Drive,SE	815	108	82	471	154	-	-	-			1942
Ga. 6-4	Grady Homes 100 Bell Street, SE	616	56	172	294	94	-	-	-			1942
Ga. 6-5R1	Eagan Homes 821 Play Lane, NW	548	56	108	320	64	-	-	-			1941
Ga. 6-5R2	Alonzo F. Herndon Homes 511 John Street, NW	520	24	92	339	65	-	-	-			1941
Ga. 6-6	Carver Community 140 Meldon Avenue, SW	990	-	194	486	194	116	-	-			1953
Ga. 6-7	Harris Homes 920 Sells Avenue, SW	510	-	76	226	158	50	-	-			1957
Ga. 6-8	Herman E. Perry Homes 1041 Kerry Drive, NW	1000	-	148	462	300	78	12	-			1955
Ga. 6-9	Techwood Homes 114 Merritts Ave., NW	604	-	397	157	50	-	-	-			1936
Ga. 6-10	University Homes 668 Fair Street, SW	675	100	248	327	-	-	-	-			1937
Ga. 6-11	Antoine Graves Homes 100 Bell Street, SW	210	55	154	1	-	-	-	-			1965
Ga. 6-12	J. W. E. Bowen Homes 2804 Yates Drive, NW	650	-	110	240	200	70	30	-			1964

Project Number	Project Name Address	Total Units	Total/Bedroom -0-	-1-	-2-	-3-	-4-	-5-	-6-	Type	Style	Year Built
Ga. 6-13	John O. Chiles Homes 920 Sells Avenue, SW	250	49	199	1	1	-	-	-			1965
Ga. 6-14	Palmer House 114 Merritts Ave., NW	250	49	199	1	1	-	-	-			1966
Ga. 6-15	Perry Homes Extension 1041 Kerry Drive, NW	140	-	-	-	78	46	16	-			1969
Ga. 6-16	McDaniel-Glenn Apts. 547 McDaniel St., SW	650	23	326	66	213	10	12	-			1968
Ga. 6-17	Thomasville Homes McDonough Blvd., SE	350	40	120	80	80	30	-	-			Const.
Ga. 6-18	LEASED HOUSING CUMULATIVE PROJECTION	1020	-	297	648	51	12	12	-			
Ga. 6-20	Hollywood Courts Hollywood Road	202	-	16	88	88	10	-	-	Turnkey	Garden	Const.
Ga. 6-21	Gilbert Gardens Gilbert Road	220	-	28	84	80	20	6	-	Turnkey		Const.
Ga. 6-23	Wellswood Boulevard Ave., SE	324	-	38	126	130	30	-	-	Turnkey		Ltr.
Ga. 6-28	Bankhead Courts Bankhead Highway	500	-	60	60	170	150	60	-	Turnkey		Const.
Ga. 6-29	Leila Valley Courts Leila Lane	175	-	24	64	59	22	6	-			Contract
Ga. 6-30	East Lake Garden	800										
		(650)	-	76	87	223	204	54	6			Ltr.
		(150)	90	60	-	-	-	-	-			
Ga. 6-31	Jonesboro Road	160	-	20	19	54	55	12	-			Adv.

Project Number	Project Name Address	Total Units	Total/Bedroom -0-	-1-	-2-	-3-	-4-	-5-	-6-	Type	Style	Year Built
Ga. 10-1R	Clay Apartments Wayland Street	132	-	36	64	32	-	-	-	PHA	Townhouse	1941
Ga. 10-2	Fort Hill Apts. Lemon Street	120	-	48	48	24	-	-	-	PHA	Townhouse	1942
Ga. 10-3	Lyman Apartments Cuthberth Street	125	-	6	59	50	10	-	-	PHA	Townhouse	1952
Ga. 10-4	Boston Apartments Gunter Street	125	-	16	56	44	8	1	-	PHA	Rowhouse	1953
Ga. 10-5	Branson Apts. Victory Drive	25	-	25	-	-	-	-	-	PHA	Duplex	1961
Ga. 10-6	Johnny Walker Apts. Henry Drive	125	-	33	40	32	16	4	-	PHA	Rowhouse	1963
Ga. 10-7	Branson Apts. Addition	50	14	34	2	-	-	-	-	PHA	Duplex	1965
Ga. 10-8	Haynes Street	103								PHA 202	Highrise	1970
Ga. 10-9	Marietta Apts. Clay Street	86	-	12	28	36	10	-	-	Leased	Garden	1969
		891										

MARIETTA HOUSING AUTHORITY
Frank Melson, Exec. Director
422-5300

Project Number	Project Name Address	Total Units	Total/Bedroom -0-	-1-	-2-	-3-	-4-	-5-	-6-	Type	Style	Year Built
Ga. 11-1	Allen Wilson Terrace 310 Oliver Street	200	-	87	75	38	-	-	-	PHA	Garden	1940
Ga. 11-2	481 Electric Avenue	88	4	16	6	18	34	10	-	Turnkey	Garden	1969
Ga. 11-3	Gateway Manor Herring Street	111	-	40	48	23	-	-	-	Leased	Townhouse	1969
		399	4	143	129	79	34	10				

DECATUR HOUSING AUTHORITY
David L. Smotherman, Exec. Director
373-4039

Project Number	Project Name Address	Total Units	Total/Bedroom -0-	-1-	-2-	-3-	-4-	-5-	-6-	Type	Style	Year Built
Ga. 93-1	Old Memorial Apts. Buford Drive	20	-	2	8	8	2	-	-	PHA	Rowhouse	1952
Ga. 93-2	Sally Craig Apts Neal Boulevard	20	-	4	6	8	2	-	-	PHA	Rowhouse	1952
Ga. 93-3a	New Memorial Apts. Maddox Street	20	-	2	11	5	2	-	-	PHA	Duplex	1958 ?
Ga. 93-3b	Hooper-Renwick Apts. Carver Circle	20	-	2	6	10	2	-	-	PHA	Duplex	1958 ?
Ga. 93-4a	Rich-Martin Apts. Paper Mill Road	40	-	10	18	8	3	1	-	PHA	Duplex	1963
Ga. 93-4b	Rob-Dunham Apts. Branson Street	10	-	2	6	-	1	1	-	PHA	Duplex Single	1963
Ga. 93-5a	Grady-Holt Homes Perry Street	26	4	20	2	-	-	-	-	PHA	Duplex	1964
Ga. 93-5b	Omie Harris Homes Church Street	6	-	5	1	-	-	-	-	PHA	Duplex	1964
		162	4	47	58	39	12	2				

LAWRENCEVILLE HOUSING AUTHORITY

963-4900

Project Number	Project Name Address	Total Units	Total/Bedroom -0-	-1-	-2-	-3-	-4-	-5-	-6-	Type	Style	Year Built
Ga. 237-1	Tobie Grant Manor North Decatur Rd.	200								PHA	Duplex S.F.	1967
Ga. 237-2	Tobie Grant Estates	50	-	24	20	6	-	-	-	Leased	Row Apt.	1970
		250										

DEKALB COUNTY HOUSING AUTHORITY
Eugene F. Nowicki, Exec. Director

CUH-2-5

2/21/68

A B I L L

To assist in the provision of housing for low and moderate income families, and to extend and amend laws relating to housing and urban development.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That this Act may be cited as the "Housing and Urban Development Act of 1968".

TITLE I - LOW AND MODERATE INCOME HOUSING

HOMEOWNERSHIP FOR LOW AND MODERATE INCOME FAMILIES

SEC. 101. (a) Title II of the National Housing Act is amended by adding at the end thereof the following new section:

"HOMEOWNERSHIP FOR LOW AND MODERATE INCOME FAMILIES

"SEC. 235. (a) For the purpose of assisting low and moderate income families in acquiring homeownership or in acquiring membership in a cooperative association operating a housing project, the Secretary is authorized to make, and to contract to make, periodic assistance payments on behalf of such homeowners and cooperative members. The assistance shall be accomplished through payments to mortgagees holding mortgages meeting the special requirements specified in this section.

"(b) To qualify for assistance payments, the homeowner or the cooperative member shall be of low or moderate income and satisfy eligibility requirements prescribed by the Secretary, and --

"(1) the homeowner shall be a mortgagor under a mortgage which meets the requirements of and is insured under subsection (i) or (j)(4) of this section: Provided, That a mortgage meeting the requirements of subsection (i)(3)(A) of this section but insured under section 237 may qualify for assistance payments if such mortgage was executed by a mortgagor determined not to be an acceptable credit risk for mortgage insurance purposes (but otherwise eligible) under subsection (j)(4) of this section or under section 221(d)(2) or 234(c) and accepted as a reasonably satisfactory credit risk under section 237; and

"(2) the cooperative association of which the family is a member shall operate a housing project, the construction or substantial rehabilitation of which has been financed with a mortgage insured under section 213 and which has been completed within two years prior to the filing of the application for assistance payments and the dwelling unit has had no previous occupant other than the family: Provided, That assistance payments may be made with respect to a dwelling unit in an existing cooperative project which meets such standards as the Secretary may prescribe, if the family qualifies as a displaced family as defined in section 221(f), or a family which includes five or more minor persons, or a family occupying low-rent public housing: Provided further, That the amount of the mortgage attributable to the dwelling unit shall involve a principal obligation not in excess of $15,000 ($17,500 in any geographical area where the Secretary authorizes an increase on the basis of a finding that cost levels so require), except that with respect to any family with five or more persons the foregoing limits shall be $17,500 and $20,000, respectively.

"(c) The assistance payments to a mortgagee by the Secretary on behalf of a mortgagor shall be made during such time as the mortgagor shall continue to occupy the property which secures the mortgage. The payment shall be in an amount not exceeding the lesser of --

"(1) the balance of the monthly payment for principal, interest, taxes, insurance, and mortgage insurance premium due under the mortgage remaining unpaid after applying 20 per centum of the mortgagor's income: Provided, That, in determining a mortgagor's income for the purposes of this paragraph, there shall be deducted an amount equal to $200 for each minor person who is a member of the immediate family of, and living with, the mortgagor, and the earnings of any such minor person shall not be included in the income of such mortgagor; or

"(2) the difference between the amount of monthly payment for principal, interest, and mortgage insurance premium which the mortgagor is obligated to pay under the mortgage and the monthly payment for principal and interest which the mortgagor would be obligated to pay if the mortgage were to bear interest at the rate of one per centum per annum.

"(d) Assistance payments to a mortgagee by the Secretary on behalf of a family holding membership in a cooperative association operating a housing project shall be made only during such time as the family is an occupant of such project and shall be in amounts computed on the basis of the formula set forth in subsection (c) applying the cooperative member's proportionate share of the obligations under the project mortgage to the items specified in the formula.

"(e) The Secretary may include in the payment to the mortgagee such amount, in addition to the amount computed under subsection (c), (d), or (j)(6), as he deems appropriate to reimburse the mortgagee for its expenses in handling the mortgage.

"(f) Procedures shall be adopted by the Secretary for recertifications of the mortgagor's (or cooperative member's) income at intervals of two years (or at shorter intervals where the Secretary deems it desirable) for the purpose of adjusting the amount of such assistance payments within the limits of the formula described in subsection (c).

"(g) The Secretary shall prescribe such regulations as he deems necessary to assure that the sales price of, or other consideration paid in connection with, the purchase by a homeowner of the property with respect to which assistance payments are to be made is not increased above the appraised value on which the maximum mortgage which the Secretary will insure is computed.

"(h) There are authorized to be appropriated such sums as may be necessary to carry out the provisions of this section, including such sums as may be necessary to make the assistance payments under contracts entered into under this section. The aggregate amount of contracts to make such payments shall not exceed amounts approved in appropriation Acts, and payments pursuant to such contracts shall not exceed $75,000,000 per annum prior to July 1, 1969, which maximum dollar amount shall be increased by $100,000,000 on July 1, 1969, by $125,000,000 on July 1, 1970, by $150,000,000 on July 1, 1971, and by $150,000,000 on July 1, 1972.

"(i)(1) The Secretary is authorized, upon application by the mortgagee, to insure a mortgage executed by a mortgagor who meets eligibility requirements for assistance payments prescribed by the Secretary under subsection (b). Commitments for the insurance of such mortgages may be issued by the Secretary prior to the date of their execution or disbursement thereon, upon such terms and conditions as the Secretary may prescribe.

"(2) To be eligible for insurance under this subsection, a mortgage shall meet the requirements of section 221(d)(2) or 234(c), except as such requirements are modified by this subsection.

"(3) The mortgage to be insured under this subsection shall --

"(A) involve a single-family dwelling which has been approved by the Secretary prior to the beginning of construction or substantial rehabilitation or a one-family unit in a condominium project (together with an undivided interest in the common areas and facilities serving the project) which is released from a multifamily project, the construction or substantial rehabilitation of which has been completed within two years prior to the filing of the application for assistance payments with respect to such family unit and the unit has had no previous occupant other than the mortgagor: Provided, That the mortgage may involve an existing dwelling or a family unit in an existing condominium project which meets such standards as the Secretary may prescribe, if the mortgagor qualifies as a displaced family as defined in section 221(f), or a family which includes five or more minor persons, or a family occupying low-rent public housing: Provided further, That the mortgage may involve a dwelling unit in an existing project covered by a mortgage insured under section 236 or in an existing project receiving the benefits of financial assistance under section 101 of the Housing and Urban Development Act of 1965;

"(B) where it is to cover a one-family unit in a condominium project, have a principal obligation not exceeding $15,000 ($17,500 in any geographical area where the Secretary authorizes an increase on the basis of a finding that cost levels so require), except that with respect to any family with five or more persons the foregoing limits shall be $17,500 and $20,000, respectively; and

"(C) be executed by a mortgagor who shall have paid (i) in the case of a displaced family, as defined in section 221(f), at least $200, or (ii), in the case of any other family, at least 3 per centum (or such larger amount as the Secretary may require) of the Secretary's estimate of the cost of acquisition, in cash or its equivalent, which amount in either instance may be applied for the payment of settlement

costs and initial payments for taxes, hazard insurance, mortgage insurance premium, and other prepaid expenses.

"(j)(1) In addition to mortgages insured under the provisions of subsection (i), the Secretary is authorized, upon application by the mortgagee, to insure a mortgage (including advances under such mortgage during rehabilitation) which is executed by a nonprofit organization to finance the purchase and rehabilitation of deteriorating or substandard housing, for subsequent resale to low or moderate income home purchasers who meet eligibility requirements for assistance payments prescribed by the Secretary under subsection (b). Commitments for the insurance of such mortgages may be issued by the Secretary prior to the date of their execution or disbursement thereon, upon such terms and conditions as the Secretary may prescribe.

"(2) To be eligible for insurance under paragraph (1) of this subsection, a mortgage shall --

"(A) be executed by a private nonprofit organization, approved by the Secretary, for the purpose of financing the purchase and rehabilitation (with the intention of subsequent resale) of property comprising one or more tracts or parcels, whether or not contiguous, consisting of (i) four or more single-family dwellings of detached, semi-detached, or row construction, or (ii) four or more one-family units in a structure or structures for which a plan of family unit ownership approved by the Secretary is established;

"(B) be in a principal amount not exceeding the appraised value of the property at the time of its purchase under the mortgage plus the estimated cost of the rehabilitation;

"(C) bear interest (exclusive of premium charges for insurance and service charge, if any) at not to exceed such per centum per annum, on the amount of the principal obligation outstanding at any time, as the Secretary finds necessary to meet the mortgage market;

"(D) provide for complete amortization (subject to paragraph (4)(E)) by periodic payments within such term as the Secretary may prescribe; and

"(E) provide for the release of individual single-family dwellings from the lien of the mortgage upon their sale in accordance with paragraph (4).

"(3) No mortgage shall be insured under paragraph (1) unless the mortgagor shall have demonstrated to the satisfaction of the Secretary that (A) the property to be rehabilitated is located in a neighborhood which is sufficiently stable and contains sufficient public facilities and amenities to support long-term values, or (B) the rehabilitation to be carried out by the mortgagor plus its related activities and the activities of other owners of housing in the neighborhood, together with actions to be taken by public authorities, will be of such scope and quality as to give reasonable promise that a stable environment will be created in the neighborhood.

"(4)(A) No mortgage shall be insured under paragraph (1) unless the mortgagor enters into an agreement, satisfactory to the Secretary, that it will offer to sell the dwellings involved, upon completion of their rehabilitation, to low or moderate income individuals or families meeting the requirements established by the Secretary under subsection (b).

"(B) The Secretary is authorized to insure under this paragraph mortgages executed to finance the sale of individual dwellings to low or moderate income purchasers as provided in subparagraph (A). Any such mortgage shall --

"(i) be in a principal amount not in excess of that portion of the unpaid principal balance of the blanket mortgage covering the property which is allocable to the individual dwelling involved;

"(ii) bear interest at the same rate as the blanket mortgage; and

"(iii) provide for complete amortization by periodic payments within a term equal to the remaining term (determined without regard to subparagraph (E)) of such blanket mortgage.

"(C) The price for which any individual dwelling is sold under this paragraph shall be in an amount equal to that portion of the unpaid principal balance of the blanket mortgage covering the property which is allocable to the dwelling plus such additional amount, not less than $200, (which may be applied in whole or in part toward closing costs) as the Secretary may determine to be reasonable.

"(D) Upon the sale under this paragraph of any individual dwelling, such dwelling shall be released from the lien of the blanket mortgage. Until all of the individual dwellings in the property covered by the blanket mortgage have been sold, the mortgagor shall hold and operate the dwellings

remaining unsold at any given time, in such manner and under such terms as the Secretary may prescribe, as though they constituted rental units.

"(E) Upon the sale under this paragraph of all the individual dwellings in the property covered by the blanket mortgage and the release of all individual dwellings from the lien of the blanket mortgage, the insurance of the blanket mortgage shall be terminated and no adjusted premium charge shall be charged by the Secretary upon such termination.

"(5) Where the Secretary has approved a plan of family unit ownership, the terms 'single-family dwelling', 'single-family dwellings', 'individual dwelling', and 'individual dwellings' shall mean a family unit or family units, together with the undivided interest (or interests) in the common areas and facilities.

"(6) In addition to the assistance payments authorized under subsection (b), the Secretary may make such payments to a mortgagee on behalf of a nonprofit organization which is a mortgagor under the provisions of paragraph (1) in an amount not exceeding the difference between the monthly payment for principal, interest, and mortgage insurance premium which the mortgagor is obligated to pay under the mortgage and the monthly payment for principal and interest such mortgagor would be obligated to pay if the mortgage were to bear interest at the rate of one per centum per annum."

(b)(1) Section 221(d)(2)(A) of the National Housing Act is amended by--

(A) strking out "not to exceed (i) $12,500" and inserting in lieu thereof "not to exceed (i) $15,000 (or $17,500, in the case of a family with five or more persons)"; and

(B) striking out "not to exceed $15,000" in the second proviso and inserting in lieu thereof "not to exceed $17,500 (or $20,000 in the case of a family with five or more persons)".

(2) Section 221(d)(2)(B) of such Act is amended by--

(A) inserting ", in cash or its equivalent" before the semicolon after the words "acquisition cost" in the first proviso; and

(B) inserting before the semicolon at the end thereof the following: ": Provided further, That, if the mortgagor is the owner and an occupant of the property, such mortgagor shall to the maximum extent feasible be given the opportunity to contribute the value of his labor as equity in such dwelling".

(c)(1) Section 221(h)(1) of such Act is amended by adding at the end thereof

the following new sentence: "No mortgage shall be insured under this paragraph after the effective date of section 101 of the Housing and Urban Development Act of 1968, except pursuant to a commitment to insure issued before such date."

(2) The purchase of any indivudal dwelling, sold by a nonprofit organization pursuant to the provisions of section 221(h)(5) of the National Housing Act after the effective date of this section, may be financed with a mortgage insured under the provisions of section 235(j)(4) of such Act, but such mortgage shall bear interest at the rate provided in section 235(j)(2)(c) of such Act.

(d) Section 212(a) of the National Housing Act is amended by inserting "or section 235(j)(1)" after "subsection (h)(1)" each place it appears.

(e) The Secretary of Housing and Urban Development is authorized to provide, or contract with public or private organizations to provide, such budget, debt management, and related counseling services to mortgagors whose mortgages are insured under section 235(i) or 235(j)(4) of the National Housing Act as he determines to be necessary to assist such mortgagors in meeting the responsibilities of homeownership. There are authorized to be appropriated such sums as may be necessary to carry out the provisions of this subsection.

CREDIT ASSISTANCE

SEC. 102. (a) Title II of the National Housing Act is amended by adding after section 236 (as added by section 201 of this Act) the following new section:

"SPECIAL MORTGAGE INSURANCE ASSISTANCE

"SEC. 237. (a) The purpose of this section is to help provide adequate housing for families of low and moderate income, including those who, for reasons of credit history, irregular income patterns caused by seasonal employment, or other factors, are unable to meet the credit requirements of the Secretary for the purchase of a single-family home financed by a mortgage insured under section 203, 220, 221, 234, or 235(j)(4), but who, through the incentive of homeownership and counseling assistance, appear to be able to achieve homeownership.

"(b) The Secretary is authorized upon application by the mortgagee to insure under this section any mortgage meeting the requirements of this section.

"(c) To be eligible for insurance under this section, a mortgage shall--

"(1) meet the requirements of section 203, 220(d)(3)(A), 221(d)(2), 221(i), 234(c), or 235(j)(4) except as such requirements are modified

by this section;

"(2) involve a principal obligation (including such initial service charges, appraisal, inspection, and other fees as the Secretary shall approve) in an amount not to exceed $15,000: Provided, That the Secretary may increase the amount to not exceed $17,500 in any geographical area where he finds that cost levels so require: Provided further, That no mortgage meeting the requirements of section 203(h) or 203 (i) shall be eligible for insurance under this section if its principal obligation is in excess of the maximum limits prescribed in such subsections;

"(3) be executed by a mortgagor who the Secretary has determined, after a full and complete study of the case, would not be an acceptable credit risk for mortgage insurance purposes under section 203, 220, 221, 234, or 235(j)(4), because of his credit standing, debt obligations, total annual income, or income characteristics, but who the Secretary is satisfied would be a reasonably satisfactory credit risk, consistent with the objectives stated in subsection (a), if he were to receive budget, debt management, and related counseling: Provided, That, in determining whether the mortgagor is a reasonably satisfactory credit risk, the Secretary shall review credit histories of applicants giving special consideration to those delinquent accounts which were ultimately paid by the applicant and to extenuating factors which may have caused credit accounts of the applicant to become delinquent; and the Secretary shall also give special consideration to income characteristics of applicants whose total income over the two years prior to their applications has remained at levels of eligibility (as required under paragraph (4) of this subsection), but who, because of the character of their seasonal employment or for other reasons, have not maintained continuous employment under one employer during that time; and

"(4) require monthly payments which, in combination with local real estate taxes, do not exceed 25 per centum of the applicant's income, based on his average monthly income during the year prior to his application or the average monthly income during the three years prior to his application, whichever is higher.

"(d) The Secretary shall give preference in approving mortgage insurance applications under this section to families living in public housing units, especially those families required to leave public housing because their incomes have risen beyond the maximum prescribed income limits, and families eligible

for residence in public housing who have been displaced from federally assisted urban renewal areas.

"(e) The Secretary is authorized to provide, or contract with public or private organizations to provide, such budget, debt management, and related counseling services to mortgagors whose mortgages are insured under this section, as he determines to be necessary to meet the objectives of this section. The Secretary may also provide such counseling to otherwise eligible families who lack sufficient funds to supply a downpayment to help them to save an amount necessary for that purpose.

"(f) The aggregate principal balance of all mortgages insured under this section and outstanding at one time shall not exceed $200,000,000.

"(g) There are authorized to be appropriated such sums as may be necessary to carry out the provisions of subsection (e) of this section."

(b) Section 226 of the National Housing Act is amended by inserting "235 (i), 237," after "234,".

RELAXATION OF MORTGAGE INSURANCE REQUIREMENTS

IN CERTAIN URBAN NEIGHBORHOODS

SEC. 103. (a) Section 223 of the National Housing Act is amended by adding at the end thereof a new subsection as follows:

"(e) Notwithstanding any of the provisions of this title, and without regard to limitations upon eligibility contained in any section of this title, the Secretary is authorized, upon application by the mortgagee, to insure under any section of this title, a mortgage executed in connection with the repair, rehabilitation, construction, or purchase of property located in an older, declining urban area in which the conditions are such that one or more of the eligibility requirements applicable to the section of this title under which insurance is sought could not be met, if the Secretary finds that (1) the area is reasonably viable, giving consideration to the need for providing adequate housing for families of low and moderate income in such area, and (2) the property is an acceptable risk in view of such consideration. The insurance of a mortgage pursuant to this subsection shall be the obligation of the Special Risk Insurance Fund."

(b) Section 203(1) of such Act is repealed.

SPECIAL RISK INSURANCE FUND

SEC. 104. (a) Title II of the National Housing Act is amended by adding after section 237 (as added by section 102 of this Act) the following new section:

"PAYMENT OF INSURANCE--SPECIAL RISK INSURANCE FUND

"SEC. 238. (a)(1) Any mortgagee under a mortgage insured under section 235(i), 235(j)(4), or 237 of this title shall be entitled to receive the benefits of the insurance as provided in section 204(a) with respect to mortgages insured under section 203. The provisions of subsections (b), (c), (d), (g), (j), and (k) of section 204 shall be applicable to mortgages insured under section 235(i), 235(j)(4), or 237, except that all references therein to the 'Mutual Mortgage Insurance Fund' shall be construed to refer to the 'Special Risk Insurance Fund' established by subsection (b) of this section, and all references therein to section 203 shall be construed to refer to the appropriate section.

"(2) Any mortgagee under a mortgage insured under section 235(j)(1) or 236 shall be entitled to receive the benefits of insurance provided in section 207(g) with respect to mortgages insured under section 207. The provisions of subsections (d), (e), (h), (i), (j), (k), (l), and (n) of section 207 shall be applicable to mortgages insured under section 235(j)(1) or 236, except that all references therein to the 'General Insurance Fund' shall be construed to refer to the 'Special Risk Insurance Fund' and the premium charge provided in section 207(d) shall be payable only in cash or debentures of the Special Risk Insurance Fund.

"(3) In lieu of the amount of insurance benefits computed pursuant to paragraph (1) or (2) of this subsection, the Secretary, in his discretion and in accordance with such regulations as he may prescribe, may (with respect to any mortgage loan acquired by him) compute and pay insurance benefits to the mortgagee in a total amount equal to the unpaid principal balance of the loan plus any accrued interest and any advances approved by the Secretary and made previously by the mortgagee under the provisions of the mortgage.

"(b) There is hereby created a 'Special Risk Insurance Fund' (hereinafter referred to as the 'fund') which shall be used by the Secretary as a revolving fund for carrying out the mortgage insurance obligations of sections 223(e), 235, 236, and 237, and the Secretary is hereby authorized to advance to such fund the sum of $5,000,000 from the General Insurance Fund established pursuant to the provisions of section 519. Such advance shall be repayable at such times and

at such rates of interest as the Secretary deems appropriate. Premium charges, adjusted premium charges, inspection and other fees, service charges, and any other income received by the Secretary under such sections, together with all earnings on the assets of the fund, shall be credited to the fund. All payments made pursuant to claims of mortgagees with respect to mortgages insured under sections 235, 236, and 237 or pursuant to section 223(e), cash adjustments, the principal of and interest paid on debentures which are the obligation of the fund, expenses incurred in connection with or as a consequence of the acquisition and disposal of property acquired under such sections, and all administrative expenses in connection with the mortgage insurance operations under such sections shall be paid out of the fund. There is authorized to be appropriated such sums as may be needed from time to time to cover losses sustained by the fund in carrying out the mortgage insurance obligations of sections 223(e), 235, 236, and 237. Moneys in the fund not needed for current operations of the fund shall be deposited with the Treasurer of the United States to the credit of the fund or invested in bonds or other obligations of, or in bonds or other obligations guaranteed by, the United States. The Secretary, with the approval of the Secretary of the Treasury, may purchase in the open market debentures which are the obligation of the fund. Such purchases shall be made at a price which will provide an investment yield of not less than the yield obtained from other investments authorized by this section. Debentures so purchased shall be cancelled and not reissued."

(b) Section 224 of the National Housing Act is amended by striking out "or section 233" and inserting in lieu thereof "section 233, or section 238".

CONDOMINIUM AND COOPERATIVE OWNERSHIP FOR LOW AND MODERATE INCOME FAMILIES

SEC. 105. (a) Section 221 of the National Housing Act is amended by adding at the end thereof two new subsections as follows:

"(i)(1) The Secretary is authorized, with respect to any project involving a mortgage insured under subsection (d)(3) which bears interest at the below-market interest rate prescribed in the proviso of subsection (d)(5), to permit a conversion of the ownership of such project to a plan of family unit ownership. Under such plan, each family unit shall be eligible for individual ownership and provision shall be included for the sale of the family units, together with an undivided interest in the common areas and facilities which serve the project,

to low or moderate income purchasers. The Secretary shall obtain such agreements as he determines to be necessary to assure continued maintenance of the common areas and facilities. Upon such sale, the family unit and the undivided interest in the common areas shall be released from the lien of the project mortgage.

"(2)(A) The Secretary is authorized, upon application by the mortgagee, to insure under this subsection mortgages financing the purchase of individual family units under the plan prescribed in paragraph (1). Commitments may be issued by the Secretary for the insurance of such mortgages prior to the date of their execution or disbursement thereon, upon such terms and conditions as the Secretary may prescribe. To be eligible for such insurance, the mortgage shall--

"(i) be executed by a mortgagor having an income within the limits prescribed by the Secretary for occupants of projects financed with a mortgage insured under subsection (d)(3) which bears interest at the below-market rate prescribed in the proviso of subsection (d)(5);

"(ii) involve a principal obligation (including such initial service charges, appraisal, inspection, and other fees as the Secretary shall approve) in an amount not to exceed the Secretary's estimate of the appraised value of the family unit, including the mortgagor's interest in the common areas and facilities, as of the date the mortgage is accepted for insurance;

"(iii) bear interest at a rate determined by the Secretary (which may vary in accordance with the regulations of the Secretary promulgated pursuant to the last sentence of paragraph (4) of this subsection) but no less than the below-market rate in effect under the proviso of subsection (d)(5) at the date of commitment for insurance; and

"(iv) provide for complete amortization by periodic payments within such term as the Secretary may prescribe, but not to exceed the lesser of forty years or three-quarters of the Secretary's estimate of the remaining economic life of the building improvements.

"(B) The price for which the individual family unit is sold to the low or moderate income purchaser shall not exceed the appraised value of the property, as determined under subparagraph (A) (ii), except that the purchaser shall be required to pay on account of the property at the time of purchase at least such amount, in cash or its equivalent (not less than 3 per centum

of such price which may be applied in whole or in part toward closing costs), as the Secretary may determine to be reasonable and appropriate.

"(3) Upon the sale of all of the family units covered by the project mortgage, and the release of all of the family units (including the undivided interest allocable to each unit in the common areas and facilities) from the lien of the project mortgage, the insurance of the project mortgage shall be terminated and no adjusted premium charge shall be collected by the Secretary upon such termination.

"(4) Any mortgage covering an individual family unit insured under this paragraph shall contain a provision that, if the original mortgagor does not continue to occupy the property, the interest rate shall increase to the highest rate permissible under this section and the regulations of the Secretary effective at the time the commitment was issued for the insurance of the project mortgage; except that the requirement for an increase in interest rate shall not be applicable if the property is sold and the purchaser is (i) a non-profit purchaser approved by the Secretary, or (ii) a low or moderate income purchaser who has an income within the limits prescribed by the Secretary for occupants of projects financed with a mortgage insured under subsection (d)(3) which bears interest at the below-market rate prescribed in the proviso of subsection (d)(5). The mortgage shall also contain a provision that, if the Secretary determines the annual income of the original mortgagor (or a purchaser as described in clause (ii) of this paragraph) has increased to an amount enabling payment of a greater rate of interest, the interest rate of the individual mortgage may be increased up to the highest rate permissible under the regulations of the Secretary for mortgages insured under this section effective at the time the commitment was issued for the insurance of the mortgage.

"(5) For the purpose of this subsection, the term --

"(i) 'mortgage', when used in relation to a mortgage insured under paragraph (2) of this subsection, includes a first mortgage given to secure the unpaid purchase price of a fee interest in, or a long-term leasehold interest in, a one-family unit in a multifamily project and an undivided interest in the common areas and facilities which serve the project; and

"(ii) 'common areas and facilities' includes the land and such commercial, community, and other facilities as are approved by the Secretary.

"(j)(1) The Secretary is authorized, with respect to any rental project involving a mortgage insured under subsection (d)(3), which bears interest at the below-market interest rate prescribed in the proviso of subsection (d)(5), to permit a conversion of the ownership of such project to a cooperative approved by the Secretary. Membership in such cooperative shall be made available only to those families having an income within the limits prescribed by the Secretary for occupants of projects financed with a mortgage insured under subsection (d)(3) which bears interest at such below-market rate: Provided, That families residing in the rental project at the time of its conversion to a cooperative who do not meet such income limits may be permitted to become members in the cooperative under such special terms and conditions as the Secretary may prescribe.

"(2) The Secretary is authorized, upon application by the mortgagee, to insure under this subsection cooperative mortgages financing the purchase of projects meeting the requirements of paragraph (1). Commitments may be issued by the Secretary for the insurance of such mortgages prior to the date of their execution or disbursement thereon, upon such terms and conditions as the Secretary may prescribe. To be eligible for such insurance, the mortgage shall--

"(i) involve a principal obligation (including such initial service charges, appraisal, inspection, and other fees as the Secretary shall approve) in an amount not exceeding the appraised value of the property for continued use as a cooperative, which value shall be based upon a mortgage amount on which the debt service can be met from the income of the property when operated on a nonprofit basis, after the payment of all operating expenses, taxes, and required reserves;

"(ii) bear interest at the below-market rate prescribed in the proviso of subsection (d)(5); and,

"(iii) provide for complete amortization within such terms as the Secretary may prescribe."

(b) Section 221(g)(1) of such Act is amended by striking out "or paragraph (5) of subsection (h) of this section" and inserting in lieu thereof "paragraph (5) of subsection (h) of this section or paragraph (2) of subsection (i) of this section".

(c) Section 221(g)(2) of such Act is amended by striking out "paragraph (1)

of subsection (h)" and inserting in lieu thereof "paragraph (1) of subsection (h) or paragraph (2) of subsection (j) of this section,".

ASSISTANCE TO NONPROFIT SPONSORS OF LOW AND MODERATE INCOME HOUSING

SEC. 106. (a) The Secretary of Housing and Urban Development is authorized to provide, or contract with public or private organizations to provide, information, advice, and technical assistance with respect to the construction,rehabilitation, and operation by nonprofit organizations of housing for low or moderate income families. Assistance by the Secretary may include--

(1) the assembly, correlation, publication, and dissemination of information with respect to the construction, rehabilitation, and operation of low and moderate income housing, and

(2) providing advice and technical assistance with respect to the construction, rehabilitation, and operation of low and moderate income housing.

(b)(1) The Secretary is authorized to make loans to nonprofit organizations for the necessary expenses, prior to construction, in planning, and obtaining financing for, the rehabilitation or construction of housing for low or moderate income families under any federally assisted program. Such loans shall be made without interest and shall not exceed 80 per centum of the reasonable costs expected to be incurred in planning, and in obtaining financing for, such housing prior to the availability of financing, including, but not limited to, preliminary surveys and analyses of market needs, preliminary site engineering and architectural fees, site acquisition, application and mortgage commitment fees, and construction loan fees and discounts. The Secretary shall require repayment of loans made under this subsection, under such terms and conditions as he may require, upon completion of the project or sooner, and may cancel any part or all of a loan as he may determine cannot be recovered from the proceeds of any permanent loan made to finance the rehabilitation or construction of the housing.

(2) The Secretary shall determine prior to the making of any loan that the nonprofit organization meets such requirements with respect to financial responsibility and stability as he may prescribe.

(3) There is hereby authorized to be appropriated for the purposes of this subsection not to exceed $7,500,000. All funds appropriated shall be deposited in a fund which shall be known as the "Low and Moderate Income Sponsor Fund", which shall be available without fiscal year limitation and be administered by the Secretary as a revolving fund for carrying out the purposes of this subsection. Sums received in repayment of loans made under this subsection shall be deposited in such fund.

TITLE II - RENTAL HOUSING FOR LOW AND MODERATE INCOME FAMILIES

PART A - PRIVATE HOUSING

RENTAL AND COOPERATIVE HOUSING FOR LOW AND MODERATE INCOME FAMILIES

SEC. 201. (a) Title II of the National Housing Act is amended by adding after section 235 (as added by section 101 of this Act) the following new section:

"RENTAL AND COOPERATIVE HOUSING FOR LOW AND MODERATE INCOME FAMILIES

"SEC. 236.(a) For the purpose of reducing rentals for low and moderate income families, the Secretary is authorized to make, and to contract to make, periodic interest reduction payments on behalf of the owner of a rental housing project designed for occupancy by low and moderate income families, which shall be accomplished through payments to mortgagees holding mortgages meeting the special requirements specified in this section.

"(b) Interest reduction payments with respect to a project shall only be made during such time as the project is operated as a rental housing project and is subject to a mortgage which meets the requirements of, and is insured under, subsection (j) of this section.

"(c) The interest reduction payments to a mortgagee by the Secretary on behalf of a project owner shall be in an amount not exceeding the difference between the monthly payment for principal, interest, and mortgage insurance premium which the project owner as a mortgagor is obligated to pay under the mortgage and the monthly payment for principal and interest such project owner would be obligated to pay if the mortgage were to bear interest at the rate of 1 per centum per annum.

"(d) The Secretary may include in the payment to the mortgagee such amount, in addition to the amount computed under subsection (c), as he deems appropriate to reimburse the mortgagee for its expenses in handling the mortgage.

"(e) As a condition for receiving the benefits of interest reduction payments, the project owner shall operate the project in accordance with such requirements with respect to tenant eligibility and rents as the Secretary may prescribe. Procedures shall be adopted by the Secretary for review of tenant incomes at intervals of two years (or at shorter intervals where the Secretary deems it desirable).

"(f) For each dwelling unit there shall be established with the approval of the Secretary (1) a basic rental charge determined on the basis of operating the

project with payments of principal and interest due under a mortgage bearing interest at the rate of 2 per centum per annum; and (2) a fair market rental charge determined on the basis of operating the project with payments of principal, interest, and mortgage insurance premium which the mortgagor is obligated to pay under the mortgage covering the project. The rental for each dwelling unit shall be at the basic rental charge or such greater amount, not exceeding the fair market rental charge, as represents 25 per centum of the tenant's income.

"(g) The project owner shall, as required by the Secretary, accumulate, safeguard, and periodically pay to the Secretary all rental charges collected in excess of the basic rental charges. Such excess charges shall be deposited by the Secretary in a fund which may be used by him as a revolving fund for the purpose of making interest reduction payments with respect to any rental housing project covered by a mortgage insured under this section, subject to limits approved in appropriation acts pursuant to subsection (i). Moneys in such fund not needed for current operations may be invested in bonds or other obligations of the United States or in bonds or other obligations guaranteed as to principal and interest by the United States.

"(h) In addition to establishing the requirements specified in subsection (e), the Secretary is authorized to make such rules and regulations, to enter into such agreements, and to adopt such procedures as he may deem necessary or desirable to carry out the provisions of this section.

"(i) There are authorized to be appropriated such sums as may be necessary to carry out the provisions of this section, including such sums as may be necessary to make interest reduction payments under contracts entered into under this section. The aggregate amount of contracts to make such payments shall not exceed amounts approved in appropriation acts, and payments pursuant to such contracts shall not exceed $75,000,000 per annum prior to July 1, 1969, which maximum dollar amount shall be increased by $100,000,000 on July 1, 1969, by $125,000,000 on July 1, 1970, by $150,000,000 on July 1, 1971, and by $150,000,000 on July 1, 1972.

"(j)(1) The Secretary is authorized, upon application by the mortgagee, to insure a mortgage (including advances on such mortgage during construction) which meets the requirements of this subsection. Commitments for the insurance of such mortgages may be issued by the Secretary prior to the date of their execution or

disbursement thereon, upon such terms and conditions as he may prescribe.

"(2) As used in this subsection --

"(A) the terms 'family' and 'families' shall have the same meaning as in section 221;

"(B) the term 'elderly or handicapped families' shall have the same meaning as in section 202 of the Housing Act of 1959; and

"(C) the terms 'mortgage', 'mortgagee', and 'mortgagor' shall have the same meaning as in section 201.

"(3) To be eligible for insurance under this subsection, a mortgage shall meet the requirements specified in subsections (d)(1) and (d)(3) of section 221, except as such requirements are modified by this subsection. In the case of a project financed with a mortgage insured under this subsection which involves a mortgagor other than a cooperative or a private nonprofit corporation or association and which is sold to a cooperative or a nonprofit corporation or association, the Secretary is further authorized to insure under this subsection a mortgage given by such purchaser in an amount not exceeding the appraised value of the property at the time of purchase, which value shall be based upon a mortgage amount on which the debt service can be met from the income of the property when operated on a nonprofit basis, after payment of all operating expenses, taxes, and required reserves.

"(4) The mortgage to be insured under this subsection shall --

"(A) be executed by a private mortgagor eligible under subsection (d)(3) or (e) of section 221;

"(B) bear interest (exclusive of premium charges for insurance and service charges, if any) at not to exceed such per centum per annum, on the amount of the principal obligation outstanding at any time, as the Secretary finds necessary to meet the mortgage market; and

"(C) provide for complete amortization by periodic payments within such term as the Secretary may prescribe.

"(5) The property or project shall --

"(A) comply with such standards and conditions as the Secretary may prescribe to establish the acceptability of such property for mortgage insurance and may include such nondwelling facilities as the Secretary deems adequate and appropriate to serve the occupants and the surrounding neighborhood: Provided, That the project shall be predominantly residential and any nondwelling facility included in the mortgage shall be found by the Secretary to contribute to the economic feasibility of the project, and the Secretary shall give due consideration to the possible effect of the project on other business enterprises in the community: Provided further, That, in the case of a project designed primarily for occupancy by elderly or handicapped families, the project may include related

facilities for use by elderly or handicapped families, including cafeterias or dining halls, community rooms, workshops, infirmaries or other inpatient or outpatient health facilities, and other essential service facilities;

"(B) include five or more dwelling units; and

"(C) be designed primarily for use as a rental project to be occupied by low and moderate income families or by elderly or handicapped families: Provided, That low and moderate income persons who are less than 62 years of age shall be eligible for occupancy in such a project, but not more than 10 per centum of the dwelling units in any such project shall be available for occupancy by such persons.

"(6) With the approval of the Secretary, the mortgagor may sell the individual dwelling units to low and moderate income or elderly or handicapped purchasers. The Secretary may consent to the release of the mortgagor from his liability under the mortgage or the credit instrument secured thereby, or consent to the release of parts of the mortgaged property from the lien of the mortgage, upon such terms and conditions as he may prescribe, and the mortgage may provide for such release.

"(k) As used in this section the term 'tenant' includes a member of a cooperative, the term 'rental housing project' includes a cooperative housing project, and the terms 'rental' and 'rental charge' mean, with respect to members of a cooperative, the charges under the occupancy agreements between such members and the cooperative."

(b)(1) Section 212(a) of the National Housing Act is amended by striking out "or 232" in the first sentence of the second paragraph and inserting in lieu thereof ", 232 or 236".

(2) Section 227 (a) of such Act is amended by striking out "or (viii) under section 234(d)" and inserting in lieu thereof "(viii) under section 234(d), or (ix) under section 236".

(3) Section 227(c) of such Act is amended by striking out "or section 233(b)(2)" each place it appears and inserting in lieu thereof "section 233, or section 236".

(c) The Secretary of Housing and Urban Development is authorized, upon such terms and conditions as he may prescribe, to transfer to section 236(j) of the National Housing Act the insurance of a mortgage which has not been finally endorsed for insurance under section 221(d)(3) of such Act and which has been approved for the below

market interest rate prescribed in the proviso of section 221(d)(5) of such Act.

(d) The Secretary of Housing and Urban Development is authorized, upon such terms and conditions as he may prescribe, to insure under section 236(j) of the National Housing Act a mortgage meeting the requirements of such section given to refinance a mortgage loan which was made under section 202 of the Housing Act of 1959: Provided, That the application for such insurance is filed with the Secretary on or before the date of project completion, or within such reasonable time thereafter as the Secretary may permit.

(e)(1) Section 101(g) of the Housing and Urban Development Act of 1965 is amended by striking out "and 231(c)(3)" and inserting in lieu thereof ", 231(c)(3), and 236".

(2) Section 101(j)(1) of such Act is amended by --

(A) striking out "and" at the end of subparagraph (B);

(B) striking out the period at the end of subparagraph (C) and inserting in lieu thereof "; and"; and

(C) inserting a new subparagraph (D) to read as follows:

"(D) a private nonprofit corporation or other private nonprofit legal entity, a limited dividend corporation or other limited dividend legal entity, or a cooperative housing corporation, which is a mortgagor under a mortgage insured under section 236(j) of the National Housing Act which has been approved for receiving the benefits of this section: Provided, That payments shall not be made with respect to more than 20 percentum of the dwelling units in any property so financed."

INCREASED AUTHORIZATION FOR THE RENT SUPPLEMENT PROGRAM

SEC. 202. Section 101(a) of the Housing and Urban Development Act of 1965 is amended by striking out everything after the word "exceed" the second time the word appears in the third sentence and inserting in lieu thereof the following:

"$150,000,000 per annum prior to July 1, 1969, which maximum dollar amount shall be increased by $40,000,000 on July 1, 1969, and by $100,000,000 on July 1 in each of the years 1970, 1971, and 1972."

PART B - LOW-RENT PUBLIC HOUSING

INCREASED LOW-RENT PUBLIC HOUSING AUTHORIZATION

SEC. 203.(a) Section 10(e) of the United States Housing Act of 1937 is amended by striking out in the first sentence "$366,250,000 per annum, which limit shall be increased by $47,000,000 on the date of enactment of the Housing and Urban Development Act of 1965, and by further amounts of $47,000,000 on July 1 in each of the years 1966, 1967, and 1968, respectively," and inserting in lieu thereof the following:

"$554,250,000 per annum, which limit shall be increased by $100,000,000 on the date of enactment of the Housing and Urban Development Act of 1968 and by further amounts of $150,000,000 on July 1 in each of the years 1969 and 1970 and $200,000,000 on July 1 in each of the years 1971 and 1972,".

(b) Section 20 of such Act is amended by --

(1) striking out "not to exceed $1,500,000,000" in the first sentence and inserting in lieu thereof "which shall not, unless authorized by the President, exceed $1,500,000,000"; and

(2) inserting after the first sentence the following: "For the purpose of determining obligations incurred to make loans pursuant to this Act against any limitation otherwise applicable with respect to such loans, the Secretary shall estimate the maximum amount to be loaned at any one time pursuant to loan agreements then outstanding with public housing agencies."

UPGRADING MANAGEMENT AND SERVICES IN PUBLIC HOUSING PROJECTS

SEC. 204. Section 15 of the United States Housing Act of 1937 is amended by adding at the end thereof the following new paragraph:

"(10) The Secretary is authorized to enter into contracts to make grants to public housing agencies to assist, where necessary, in financing tenant services for families living in low-rent housing projects. There is authorized to be appropriated for this purpose not to exceed $20,000,000 in fiscal year 1969 and such amounts in subsequent fiscal years as may be necessary. Any amounts so appropriated shall remain available until expended.

PURCHASE OF UNITS BY TENANTS

SEC. 205. Section 15(9) of the United States Housing Act of 1937 is amended by striking out "which is suitable by reason of its detached or semi-detached construction" and inserting in lieu thereof", if the property to be acquired is sufficiently separable from other property retained by the public housing agency to make it suitable".

PUBLIC HOUSING IN INDIAN AREAS

SEC. 206. (a) Section 1 of the United States Housing Act of 1937 is amended by striking out "urban and rural nonfarm" in the first sentence and inserting in lieu thereof "urban, rural nonfarm, and Indian".

(b) Section 10(a) of such Act is amended by inserting "or Indian" after "nonfarm" in the fourth proviso.

TITLE III - FHA INSURANCE OPERATIONS

MORTGAGE INSURANCE PREMIUMS FOR SERVICEMEN AND THEIR WIDOWS

SEC. 301. Section 222 of the National Housing Act is amended by -

(1) striking out "Secretary of the Treasury" each place it appears and inserting in lieu thereof "Secretary of Transportation"; and

(2) adding at the end thereof two new subsections as follows:

"(f) The Secretary is authorized to transfer to this section the insurance on any mortgage covering a single-family dwelling or a one-family unit in a condominium project insured under this Act, if the mortgage indebtedness thereof has been assumed by a serviceman who at the time of assumption is the owner of the property and either occupies the property or certifies that his failure to do so is the result of his military assignment, or, in the case of the United States Coast Guard, other assignment.

"(g) Where a serviceman dies while on active duty in the Armed Forces of the United States or in the United States Coast Guard, leaving a surviving widow as owner of the property, the period of ownership (as such terms is used in subsection (c) of this section) shall extend for two years beyond the date of the serviceman's death or until the date the widow disposes of the property, whichever date occurs first. The Secretary of Defense or the Secretary of Transportation, as the case may be, shall notify such widow promptly following the serviceman's death of the additional costs to be borne by the mortgagor following termination of the two-year period."

FLEXIBLE INTEREST RATES FOR MORTGAGE INSURANCE PROGRAMS

SEC. 302. (a) Section 203(b)(5) of the National Housing Act is amended to read as follows:

"(5) Bear interest (exclusive of premium charges for insurance and service charges if any) at not to exceed such per centum per annum, on the amount of the principal obligation outstanding at any time, as the Secretary finds necessary to meet the mortgage market."

(b) The second paragraph of section 207(c)(3) of such Act is amended by striking out "at not to exceed $5\frac{1}{4}$ per centum per annum on the amount of the principal obligation outstanding at any time" and inserting in lieu thereof "at not to exceed such per centum per annum, on the amount of the principal obligation outstanding at any time, as the Secretary finds necessary to meet the mortgage market".

(c) The first sentence of section 213(d) of such Act is amended by striking out "$5\frac{1}{4}$ per centum" and all that follows preceding the period and inserting in lieu thereof "such per centum per annum, on the amount of the principal obligation outstanding at any time, as the Secretary finds necessary to meet the mortgage market".

(d) The second sentence of section 220(d)(4) of such Act is amended by striking out "5 per centum" and all that follows preceding the period and inserting in lieu thereof "such per centum per annum, on the amount of the principal obligation outstanding at any time, as the Secretary finds necessary to meet the mortgage market".

(e) Section 220(h)(2)(iii) of such Act is amended by striking out "a rate prescribed by the Secretary, but not in excess of 6 per centum per annum of the amount of the principal obligation outstanding at any time" and inserting in lieu thereof "such per centum per annum, on the amount of the principal obligation outstanding at any time, as the Secretary finds necessary to meet market conditions".

(f) Section 221(d)(5) of such Act is amended by striking out "5 per centum" and all that follows preceding the first semicolon and inserting in lieu thereof "such per centum per annum, on the amount of the principal obligation outstanding at any time, as the Secretary finds necessary to meet the mortgage market".

(g) Section 231(c)(6) of such Act is amended by striking out "5 per centum" and all that follows preceding the semicolon and inserting in lieu thereof "such per centum per annum, on the amount of the principal obligation outstanding at any time, as the Secretary finds necessary to meet the mortgage market".

(h) Section 232(d)(3)(B) of such Act is amended by striking out "5 per centum" and all that follows preceding the period and inserting in lieu thereof "such per centum per annum, on the amount of the principal obligation outstanding at any time, as the Secretary finds necessary to meet the mortgage market".

(i) The first sentence of section 234(f) of such Act is amended by striking out "5¼ per centum" and all that follows preceding the period and inserting in lieu thereof "such per centum per annum, on the amount of the principal obligation outstanding at any time, as the Secretary finds necessary to meet the mortgage market".

(j) Section 1101(c)(4) of such Act is amended by striking out "5 per centum" and all that follows preceding the period and inserting in lieu thereof "such per centum per annum, on the amount of the principal obligation outstanding at any time, as the Secretary finds necessary to meet the mortgage market".

MODIFICATIONS IN TERMS OF INSURED MORTGAGES

COVERING MULTIFAMILY PROJECTS

SEC. 303. Title II of the National Housing Act is amended by adding after section 238 (as added by section 104 of this Act) the following section:

"MODIFICATIONS IN TERMS OF INSURED MORTGAGES

COVERING MULTIFAMILY PROJECTS

"SEC. 239. (a) The Secretary shall not consent to any request for an extension of the time for curing a default under any mortgage covering multifamily housing, as defined in the regulations of the Secretary, or for a modification of the terms of such mortgage, except in conformity with regulations prescribed by the Secretary in accordance with the provisions of this section. Except as otherwise hereinafter provided, such regulations shall require as a condition to the granting of any such request, that, during the period of such extension or modification, any part of the rents or other funds derived by the mortgagor from the property covered by the mortgage which is not required to meet actual and necessary expenses arising in connection with the operation of such property, including amortization charges under the mortgage, be held in trust by the mortgagor and distributed only with the consent of the Secretary. In prescribing regulations under this section the Secretary may provide for the granting of consent to any request for an extension of the time for curing a default under any mortgage covering multifamily housing, or for a modification of the terms of such mortgage, without regard to the foregoing requirement, in any case or class of cases in which an exemption from such requirement does not (as determined by the Secretary) jeopardize the interests

of the United States.

"(b) Whoever, as an owner of a property which is security for a mortgage described in subsection (a), or as a stockholder of a corporation owning such property, or as a beneficial owner under any business organization or trust owning such property, or as an officer, director, or agent of any such owner, (1) willfully uses or authorizes the use of any part of the rents or other funds derived from property covered by such mortgage in violation of a regulation prescribed by the Secretary under subsection (a), or (2) if such mortgage is determined, as provided in subsection (a), to be exempt from the requirement of any such regulation or is not otherwise covered by such regulation, willfully and knowingly uses or authorizes the use, while such mortgage is in default, of any part of the rents or other funds derived from the property covered by such mortgage for any purpose other than to meet actual and necessary expenses arising in connection with such property (including amortization charges under the mortgage), shall be fined not more than $5,000 or imprisoned not more than three years, or both."

CONDOMINIUMS

SEC. 304. (a) Section 234(c) of the National Housing Act is amended by strking out "rental housing, and (3)" in the first sentence and inserting in lieu thereof the following new proviso: "rental housing: Provided, That a one-family unit in a multifamily project involving eleven or less units shall be eligible for insurance without having been covered by a project mortgage, and (3)".

(b) Section 234(c) of such Act is further amended by striking out "(iii) 75 per centum" in the third sentence, and inserting in lieu thereof "(iii) 80 per centum".

(c) Section 234(f) of such Act is amended by striking "five" and inserting in lieu thereof "four".

INSURANCE OF LOANS FOR PURCHASE OF FEE SIMPLE

TITLE FROM LESSORS

SEC. 305. (a) Title II of the National Housing Act is amended by adding after section 239 (as added by section 303 of this Act) the following section:

"PURCHASE OF FEE SIMPLE TITLE FROM LESSORS

"SEC. 240. (a) The Secretary is authorized, upon such terms and conditions as he may prescribe, to make commitments to insure and to insure loans made by

financial institutions for the purpose of financing purchases by homeowners of the fee simple title to property on which their homes are located.

"(b) As used in this section--

"(1) the term 'financial institution' means a lender approved by the Secretary as eligible for insurance under section 2 or a mortgagee approved under section 203(b)(1); and

"(2) the term 'homeowner' means a lessee under a long term ground lease.

"(c) To be eligible for insurance under this section, a loan shall--

"(1) relate to property on which there is located a dwelling designed principally for a one-, two-, three-, or four-family residence;

"(2) not exceed the cost of purchasing the fee simple title, or $10,000 per family unit, whichever is the lesser;

"(3) be limited to an amount which when added to any outstanding indebtedness related to the property (as determined by the Secretary) creates a total outstanding indebtedness which does not exceed the mortgage limits prescribed in section 203(b);

"(4) bear interest at not to exceed such per centum per annum, on the amount of the principal obligation outstanding at any time, as the Secretary finds necessary to meet market conditions, and such other charges (including such service charge, appraisal, inspection, and other fees) as may be approved by the Secretary;

"(5) have a maturity satisfactory to the Secretary, but not to exceed twenty years from the beginning of amortization of the loan or three-quarters of the remaining economic life of the home, whichever is the lesser; and

"(6) comply with such other terms, conditions, and restrictions as the Secretary may prescribe.

"(d) The provisions of paragraphs (3), (5), (6), (7), (8), and (10) of section 220(h) shall be applicable to loans insured under this section and, as applied to loans insured under this section, references in those paragraphs to 'home improvement loans' and 'this subsection' shall be construed to refer to loans under this section."

(b) Section 5(c) of the Home Owners Loan Act of 1933, as amended (12 U.S.C. 1464(c)), is amended by adding immediately before the last paragraph

the following new paragraph:

"Notwithstanding any other provisions of this subsection an association may invest in loans or obligations, or interests therein, as to which the association has the benefit of insurance under section 240 of the National Housing Act, or of a commitment or agreement therefor, and such investments shall not be included in any percentage of assets or other percentage referred to in this subsection."

EXTEND SECTION 221(d)(2) SALES HOUSING
PROGRAM FOR TWO-, THREE-, AND FOUR-FAMILY RESIDENCES
TO ALL LOW AND MODERATE INCOME FAMILIES

SEC. 306. Section 221(d)(2) of the National Housing Act is amended by striking out "a displaced family" at the end of the first proviso and inserting in lieu thereof "the mortgagor".

REMOVE DIVIDEND RESTRICTION FOR NONDWELLING FACILITIES
IN SECTION 221 PROJECTS

SEC. 307. Section 221(f) of the National Housing Act is amended by striking out in the first sentence all that follows the word "mortgage" in the proviso and inserting in lieu thereof ": Provided further, That, in the case of a mortgage which bears interest at the below-market interest rate prescribed in the proviso of subsection (d)(5), the provisions of section 220(d)(B)(iv) shall only apply if the mortgagor waives the right to receive dividends on its equity investment in the portion thereof devoted to commercial facilities."

SUPPLEMENTAL LOAN PROGRAM FOR PROJECTS FINANCED WITH
FHA INSURED MORTGAGES

SEC. 308. Section 223 of the National Housing Act is amended by adding after subsection (e) (as added by section 103 of this Act) the following new subsection:

"(f)(1) With respect to a multifamily project or group practice facility covered by a mortgage insured under any section or title of this Act, the Secretary is authorized, upon such terms and conditions as he may prescribe, to make commitments to insure, and to insure, supplementary loans (including advances during construction or improvement) made by financial institutions approved by the Secretary. As used in this subsection, 'supplementary loan' means a loan, advance of credit, or purchase of an obligation representing a loan or advance of credit made for the purpose of financing improvements or additions to such project: Provided,

That a loan involving a nursing home covered by a mortgage insured under section 232 or a loan involving a group practice facility covered by a mortgage insured under title XI may also be made for the purpose of financing equipment to be used in the operation of such nursing home or facility.

"(2) To be eligible for insurance under this subsection, a supplementary loan shall--

"(A) be limited to 90 per centum of the amount which the Secretary estimates will be the value of such improvements, additions, and equipment, except that such amount, when added to the outstanding balance of the mortgage covering the project or facility, shall not exceed the maximum mortgage amount insurable under the section or title pursuant to which the mortgage covering such project or facility is insured;

"(B) have a maturity satisfactory to the Secretary but not to exceed the remaining term of the mortgage;

"(C) bear interest (exclusive of premium charges for insurance and service charges, if any) at not to exceed such per centum per annum, on the amount of the principal obligation outstanding at any time, as the Secretary finds necessary to meet market conditions.

"(D) be secured in such manner as the Secretary may require; and

"(E) contain such other terms, conditions, and restrictions as the Secretary may prescribe.

"(3) The provisions of subsections (d), (e), (g), (h), (i), (j), (k), (l), and (n) of section 207 shall be applicable to loans insured under this subsection, except that (A) all references to the term 'mortgage' shall be construed to refer to the term 'loan' as used in this subsection, (B) loans involving projects covered by a mortgage insured under section 213 that is the obligation of the Cooperative Management Housing Insurance Fund shall be insured under and shall be the obligation of such Fund, and (C) loans involving projects covered by a mortgage insured under section 236 shall be insured under and shall be the obligation of the Special Risk Insurance Fund."

TITLE I - HOME IMPROVEMENT LOANS

INCREASE IN MAXIMUM MATURITY, FINANCE CHARGE,

AND LOAN AMOUNT

SEC. 309. Section 2(b) of the National Housing Act is amended by--

(1) striking out "$3,500" and inserting in lieu thereof "$5,000";

(2) striking out "five years" and inserting in lieu thereof "seven years";

(3) striking out "$5 discount" and inserting in lieu thereof "$5.50 discount"; and

(4) striking out "$4 discount" and inserting in lieu thereof "$4.50 discount".

EXPERIMENTAL HOUSING PROGRAM

SEC. 310. Section 233 of the National Housing Act is amended by--

(1) striking out "of this title" immediately before the semicolon in subsection (b) and inserting in lieu thereof "or titles of this Act"; and

(2) strking out "of this title" in subsection (e) and inserting in lieu thereof "or title of this Act".

TERM OF FHA INSURED MORTGAGES FOR LAND DEVELOPMENT

SEC. 311. Section 1002(d)(1) of the National Housing Act is amended by strking out "(A) in the case of a privately owned system for water or sewerage, and (B) in the case of a new community approved under section 1004".

REHABILITATED MULTIFAMILY PROJECTS IN URBAN RENEWAL AREAS

SEC. 312. (a) Section 220(d)(3)(B)(ii) of the National Housing Act is amended by inserting immediately preceding the semicolon at the end thereof ": Provided further, That the mortgage may involve the financing of the purchase of property which has been rehabilitated by a local public agency with Federal assistance pursuant to Section 110(c)(8) of the Housing Act of 1949, and, in such case, the foregoing limitations upon the amount of the mortgage shall be based upon the appraised value of the property as of the date the mortgage is accepted for insurance".

(b) Section 221(d)(3)(iii) of the National Housing Act is amended by inserting immediately preceding the colon at the end of the first proviso ": Provided further, That the mortgage may involve the financing of the purchase of property which has been rehabilitated by a local public agency with Federal assistance pursuant to Section 110(c)(8) of the Housing Act of 1949, and, in such case, the amount of the mortgage shall not exceed the appraised value of the property as of the date

the mortgage is accepted for insurance".

MISCELLANEOUS HOUSING INSURANCE

SEC. 313. Section 223 of the National Housing Act is amended by--

(1) striking out the text in subsection (a) which precedes the first numbered clause and inserting in lieu thereof the following:

"(a) Notwithstanding any of the provisions of this Act and without regard to limitations upon eligibility contained in any section or title of this Act, the Secretary is authorized, upon application by the mortgagee, to insure or make commitments to insure under any section or title of this Act any mortgage--";

(2) striking out in the first and second provisos of subsection (a)(7) "applicable to loans insured under section 203, 207, 213, 220, 221, 222, 231, 232, or 233, as the case may be" and inserting in lieu thereof "prescribed under the applicable section or title of this Act";

(3) striking out in subsection (c) each time it appears "this title" and inserting in lieu thereof "this Act";

(4) striking out in subsection (c) "title I, title II, title VI, title VII, title VIII, or title IX" and inserting in lieu thereof "any section or title of this Act"; and

(5) striking out at the end of subsection (c) "(except that in any case the payment of insurance shall be in debentures)".

SUPPLEMENTARY LOANS FOR COOPERATIVE HOUSING
PURCHASED FROM THE FEDERAL GOVERNMENT

SEC. 314. Section 213(j) of the National Housing Act is amended by--

(1) inserting after the first sentence of paragraph (1) the following sentence:

"The Secretary is further authorized to make commitments to insure and to insure supplementary cooperative loans (including advances during construction or improvement) with respect to any property purchased from the Federal Government by a nonprofit corporation or trust of the character described in paragraph (1)

of subsection (a), if the property is covered by an uninsured mortgage representing a part of the purchase price."; and

(2) adding before the semicolon at the end of paragraph (2)(B) the following:

", except that, in the case of repairs or improvements to a property covered by an uninsured mortgage dated more than 20 years prior to the date of the commitment to insure, of such magnitude that the Secretary deems them to be a major rehabilitation or modernization of such property, the loan may have a maturity date up to 10 years in excess of the remaining term of the uninsured mortgage".

EQUIPMENT IN NURSING HOMES

SEC. 315. Section 232 of the National Housing Act is amended by--

(1) striking out the text of subsection (b)(2) and inserting in lieu thereof the following:

"(2) the term 'mortgage' means a first mortgage on real estate in fee simple, or on the interest of either the lessor or lessee thereof (A) under a lease for not less than ninety-nine years which is renewable, or (B) under a lease having a period of not less than fifty years to run from the date the mortgage was executed. The term 'first mortgage' means such classes of first liens as are commonly given to secure advances (including but not limited to advances during construction) on, or the unpaid purchase price of, real estate under the laws of the State in which the real estate is located, together with the credit instrument or instruments, if any, secured thereby, and any mortgage may be in the form of one or more trust mortgages or mortgage indentures or deeds of trust, securing notes, bonds, or other credit instruments, and, by the same instrument or by a separate instrument, may create a security interest in initial equipment, whether or not attached to the realty. The term 'mortgagor' shall have the meaning set forth in section 207(a) of this Act.";

(2) striking out the text in subsection (d) which precedes the first numbered clause and inserting in lieu thereof the following:

"(d) In order to carry out the purposes of this section, the Secretary is authorized to insure any mortgage which covers a new or rehabilitated nursing home, including equipment to be used in its operation, subject to the following conditions:"; and

(3) striking out "when the proposed improvements are completed" before the period at the end of subsection (d)(2) and inserting in lieu thereof the following: ", including equipment to be used in the operation of the nursing home, when the proposed improvements are completed and the equipment is installed".

TITLE IV - GUARANTEES FOR FINANCING NEW COMMUNITY LAND DEVELOPMENT

CITATION

SEC. 401. This title may be referred to as the "New Communities Act of 1968."

PURPOSE

SEC. 402. It is the purpose of this title, by facilitating the enlistment of private capital in new community development, to encourage the development of new communities that -

(1) contribute to the general betterment of living conditions through the improved quality of community development made possible by a consistent design for the provision of homes, commercial and industrial facilities, public and community facilities, and open spaces;

(2) make substantial contributions to the sound and economic growth of the areas in which they are located;

(3) provide needed additions to the general housing supply;

(4) provide opportunities for innovation in housing and community development technology and in land use planning;

(5) enlarge housing and employment opportunities by increasing the range of housing choice and providing new investment opportunities for industry and commerce; and

(6) encourage the maintenance and growth of a diversified local homebuilding industry.

GUARANTEE AUTHORITY

SEC. 403. To carry out the purposes of this title the Secretary is authorized to guarantee, and enter into commitments to guarantee, the bonds, debentures, notes, and other obligations issued by new community developers to help finance new community development projects. The Secretary may make such guarantees and enter into such commitments, subject to the limitations contained in sections 404 and 405, upon such terms and conditions as he may prescribe, taking into account (1) the large initial capital investment required to finance sound new communities, (2) the extended period before initial returns on this type of investment can be expected, (3) the irregular pattern of cash returns characteristic of such investment, and (4) the financial and security interests of the United States in connection with guarantees made under this title.

ELIGIBLE NEW COMMUNITY DEVELOPMENT

SEC. 404. No guarantee or commitment to guarantee may be made under this title unless the Secretary has determined that -

(1) The proposed new community (A) will be economically feasible in terms of economic base or potential for growth, and (B) will contribute to the orderly growth and development of the area of which it is a part.

(2) There is a practicable plan (including appropriate time schedules) for financing the land acquisition and land development costs of the proposed new community and for improving and marketing the land which, giving due consideration to the public purposes of this title and the special problems involved in financing new communities, represents an acceptable financial risk to the United States.

(3) There is a sound internal development plan for the new community which (A) has received all governmental approvals required by State or local law or by the Secretary; and (B) is acceptable to the Secretary as providing reasonable assurance that the development will contribute to good living conditions in the area being developed, will be characterized by sound land use patterns, will include a proper balance of housing for families of low and moderate income, and will include or be served by such shopping, school, recreational, transportation, and other facilities as the Secretary deems satisfactory.

(4) The internal development plan is consistent with a comprehensive plan which covers, or with comprehensive planning being carried on for, the area in which the land is situated, and which meets criteria established by the Secretary for such comprehensive plans or planning.

ELIGIBLE OBLIGATIONS

SEC. 405. (a) Any bond, debenture, note or other obligation guaranteed under this title shall -

(1) be issued by a new community developer, other than a public body, approved by the Secretary on the basis of financial, technical and administrative ability which demonstrates his capacity to carry out the proposed project;

(2) be issued to and held by investors approved by, or meeting requirements prescribed by, the Secretary, or if an offering to the public is contemplated, be underwritten upon terms and conditions approved by the Secretary;

(3) be issued to finance a program of land development (including acquisition or use of land) approved by the Secretary: Provided, That the Secretary may, through cost certification procedures, escrow or trusteeship requirements, or other means, ensure that all proceeds from the sale of obligations guaranteed under this title are expended pursuant to such program;

(4) involve a principal obligation in an amount not to exceed the lesser of (A) 80 per centum of the Secretary's estimate of the value of the property upon completion of the land development or (B) the sum of 75 per centum of the Secretary's estimate of the value of the land before development and 90 per centum of his estimate of the actual cost of the land development;

(5) bear interest at a rate satisfactory to the Secretary, such interest to be exclusive of any service charges and fees that may be approved by the Secretary;

(6) contain repayment and maturity provisions satisfactory to the Secretary; and

(7) contain such provisions with respect to protection of the security interests of the United States (including subrogation provisions), liens and releases of liens, payment of taxes, and other matters as the Secretary may, in his discretion, prescribe.

(b) The outstanding principal obligations guaranteed under this title with respect to a single new community development project shall at no time exceed $50,000,000.

FEES AND CHARGES

SEC. 406. The Secretary is authorized to establish and collect fees for guarantees made under this title and may make such charges as he considers reasonable for the analysis of development and financing plans and for appraisals and inspections related to new community development projects. On or before January 1, 1970, the Secretary shall make a report to the Congress concerning the fees and other charges under this title that he estimates will be adequate to provide income sufficient for a self-supporting program.

GUARANTEE FUND

SEC. 407. (a) To provide for the payment of any liabilities incurred as a result of guarantees made under this title, the Secretary is authorized to

establish a revolving fund which shall be comprised of (1) receipts from fees and charges; (2) recoveries under security or subrogation rights or other rights, and any other receipts obtained in connection with such guarantees; and (3) such sums, which are hereby authorized to be appropriated, as may be required for program operations and nonadministrative expenses and to make any and all payments guaranteed under this title.

(b) The full faith and credit of the United States is pledged to the payment of all guarantees made under this title with respect to both principal and interest, including interest, as may be provided for in the guarantee, accruing between the date of default under a guaranteed obligation and the payment in full of the guarantee.

(c) Notwithstanding any other provision of law relating to the acquisition, handling, improvement, or disposal of real and other property by the United States, the Secretary shall have power, for the protection of the interests of the guarantee fund authorized under this section, to pay out of such fund all expenses or charges in connection with the acquisition, handling, improvement, or disposal of any property acquired by him under this title; and notwithstanding any other provision of law, the Secretary shall also have power to pursue to final collection by way of compromise or otherwise all claims acquired by him in connection with any security, subrogation, or other rights obtained by him in carrying out this title.

(d) The aggregate of the outstanding principal obligations guaranteed under this title shall at no time exceed $500,000,000.

INCONTESTABILITY

SEC. 408. Any guarantee made by the Secretary under this title shall be conclusive evidence of the eligibility of the obligations for such guarantee, and the validity of any guarantee so made shall be incontestable in the hands of a qualified holder of the guaranteed obligation except for fraud or material misrepresentation on the part of such holder.

ENCOURAGEMENT OF SMALL BUILDERS

SEC. 409. The Secretary shall adopt such requirements as he deems necessary to assure that new community construction assisted under this title will encourage the maintenance of a diversified local homebuilding industry and broad participation by builders, particularly small builders.

LABOR

SEC. 410. All laborers and mechanics employed by contractors or subcontractors in land development assisted under section 403 shall be paid wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis-Bacon Act, as amended (40 U.S.C. 276a - 276a-5). No assistance shall be extended under section 403 for land development without first obtaining adequate assurance that these labor standards will be maintained upon the construction work involved in such development. The Secretary of Labor shall have, with respect to the labor standards specified in this section, the authority and functions set forth in Reorganization Plan Numbered 14 of 1950 (64 Stat. 1267), and section 2 of the Act of June 13, 1934 (40 U.S.C. 276c).

REAL PROPERTY TAXATION

SEC. 411. Nothing in this title shall be construed to exempt any real property that may be acquired and held by the Secretary as a result of the exercise of lien or subrogation rights from real property taxation to the same extent, according to its value, as other real property is taxed.

SUPPLEMENTARY GRANTS

SEC. 412. (a) The Secretary is authorized to make supplementary grants to State and local public bodies and agencies carrying out "new community assistance projects", as defined below, if the Secretary determines that such grants are necessary or desirable for carrying out a new community development project approved for assistance under section 403.

(b) In no case shall any grant under this section exceed 20 per centum of the cost of the new community assistance project for which the grant is made; and in no case shall the total Federal contributions to the cost of such project be more than 80 per centum.

(c) In carrying out his authority under this section the Secretary shall consult with the Department of Agriculture with respect to new community assistance projects assisted by that Department, and he shall, for the purpose of subsection (b), accept that Department's certifications as to the cost of such projects.

(d) There are hereby authorized to be appropriated such sums as may be necessary for grants under this section. Appropriations authorized under this section shall remain available until expended.

GENERAL PROVISIONS AND RULES AND REGULATIONS

SEC. 413. In the performance of, and with respect to, the functions, powers, and duties vested in him by this title, the Secretary shall (in addition to any authority otherwise vested in him) have the functions, powers, and duties (including the authority to issue rules and regulations) set forth in section 402, except subsections (c)(2), (d), and (f), of the Housing Act of 1950: Provided, That subsection (a)(1) of section 402 shall not apply with respect to functions, powers, and duties under section 412 of this title.

DEFINITIONS

SEC. 414. As used in this title -

(a) The term "land development" means the process of grading land, making, installing, or constructing water lines and water supply installations, sewer lines and sewage disposal installations, steam, gas and electric lines and installations, roads, streets, curbs, gutters, sidewalks, storm drainage facilities, and other installations or work, whether on or off the site, which the Secretary deems necessary or desirable to prepare land for residential, commercial, industrial or other uses, or to provide facilities for public or common use. The term land development shall not include any building unless it is (1) a building which is needed in connection with a water supply or sewage disposal installation or a steam, gas, or electric line or installation, or (2) a building, other than a school, which is to be owned and maintained jointly by the residents of the new community or is to be transferred to public ownership, but not prior to its completion.

(b) The term "actual costs" means the costs (exclusive of rebates or discounts) incurred by a new community developer in carrying out the land development assisted under this title. These costs may include amounts paid for labor, materials, construction contracts, land planning, engineers' and architects' fees, surveys, taxes and interest during development, organizational and legal expenses, such allocation of general overhead expenses as are acceptable to the Secretary, and other items of expense incidental to development which may be approved by the Secretary. If the Secretary determines that there is an identity of interest between the new community developer and a contractor, there may be included as a part of actual costs an allowance for the contractor's profit in an amount deemed reasonable by the Secretary.

(c) The term "new community assistance projects" means projects assisted by grants made under section 702 of the Housing and Urban Development Act of 1965, section 306(a) (2) of the Consolidated Farmers' Home Administration Act, or title VII of the Housing Act of 1961.

CONFORMING AMENDMENTS

SEC. 415. (a) Section 202(b)(4) of the Housing Amendments of 1955 is amended by adding before the period at the end of the second sentence "or under title IV of the Housing and Urban Development Act of 1968".

(b) The first paragraph of section 24 of the Federal Reserve Act is amended by striking out all that follows "national banking association" in the fourth sentence and adding "may make loans or purchase obligations for land development which are secured by mortgages insured under title X of the National Housing Act or guaranteed under title IV of the Housing and Urban Development Act of 1968.".

(c) The next to last paragraph of section 5(c) of the Home Owners' Loan Act of 1933 is amended by adding at the end thereof the following new sentence: "Without regard to any other provision of this subsection, an association may invest in loans or obligations, or interests therein, as to which the association has the benefit of any guaranty under title IV of the Housing and Urban Development Act of 1968 as now or herafter in effect, or of a commitment or agreement therefor, and such investments shall not be included in any percentage of assets or other percentage referred to in this subsection."

TITLE V - URBAN RENEWAL

SEC. 501. (a) Title I of the Housing Act of 1949 is amended by adding after the title heading the following new subheading:

"PART A - URBAN RENEWAL PROJECTS, DEMOLITION PROGRAMS, AND CODE ENFORCEMENT PROGRAMS"

(b) Title I of that Act is further amended by adding at the end thereof the following new part:

"PART B - NEIGHBORHOOD DEVELOPMENT PROGRAMS

"PURPOSE AND AUTHORITY

"SEC. 131. (a) To facilitate more rapid renewal and development of urban areas on an effective scale, and to encourage more efficient and flexible utilization of public and private development opportunities by local communities in such areas, the Secretary is authorized to make financial assistance available under this title to local public agencies for undertakings and activities which are carried out under a neighborhood development program approved by him pursuant to this Part.

"(b) A neighborhood development program shall consist of urban renewal project undertakings and activities in one or more urban renewal areas which are planned and carried out on the basis of annual increments in accordance with the provisions of this title for planning and carrying out urban renewal projects, except as modified by the provisions of this Part.

"(c) No application for financial assistance in planning and carrying out a neighborhood development program shall be approved by the Secretary unless --

"(1) the governing body of the locality has, by resolution or ordinance, approved the proposed program and the annual increment covered by the application and authorized the filing of the application for financial assistance; and

"(2) the Secretary has concluded that there is the necessary capacity to carry out the undertakings and activities included under the program.

"FINANCIAL PROVISIONS

"SEC. 132. (a) Upon the approval of a neighborhood development program by the Secretary, the cost of any undertakings and activities authorized as part

of the program shall be financed in accordance with the loan, capital grant, and project cost provisions of Part A, except:

"(1) net project cost may be calculated on the basis of costs incurred and proceeds derived for the account of the program during a specified 12-month period, and may be recalculated for succeeding periods of 12 months to reflect additional costs and additional proceeds since the date of the last computation or recomputation; and

"(2) if property has been acquired but not disposed of prior to the computation or recomputation of net project cost, temporary loans made or secured under this title to finance undertakings or activities included in the program may remain outstanding until the property has been disposed of and the proceeds thereof, together with additional funds becoming available to the program, are sufficient to permit repayment of the loans.

"(b) In the event that gross project cost as computed for a specified 12-month period is exceeded, with respect to that period, by the sum of (1) the sales price of land or other property sold, and (2) the imputed capital value of land or other property leased or retained by the local public agency in accordance with the provisions of the urban renewal plan, the local public agency shall pay to the Secretary two-thirds of the excess (or three-fourths in the case of a program on a three-fourths grant basis), which amount shall be available to the Secretary for grant payments under section 103.

"LOCAL GRANTS-IN-AID

"SEC. 133. (a) For the purpose of determining the eligibility of local grants-in-aid in connection with undertakings and activities carried out under a neighborhood development program, the three-year period referred to in section 110(d) shall be deemed to be a period of three years prior to the authorization by the Secretary of the first contract for financial assistance under the program which includes the urban renewal area which is benefited by the public improvement or facility for which credit is claimed; and the seven-year period referred to in clause (1) of section 112(b) shall be deemed to be a period of seven years prior to the date of authorization by the Secretary of the first contract for financial assistance under the program which includes the urban renewal area which is benefited by the expenditures for which credit is claimed.

"(b) No portion of the cost of a public improvement or public facility (to the extent otherwise eligible) may be included as a local grant-in-aid in computing the gross project cost of an approved program for any 12-month period --

"(1) prior to commencement of construction of the improvement or facility, or

"(2) in excess of the amount actually expended or obligated by contract.

"(c) The provisions of section 104 with respect to the pooling of local grants-in-aid among the various projects undertaken by a local public agency shall not be applicable with respect to any excess local grants-in-aid resulting from the urban renewal projects contained in a neighborhood development program.

"GENERAL PROVISIONS

"SEC. 134. (a) For purposes of this Part --

"(1) the workable program requirement in section 101(c) shall apply to the authorization, rather than the execution, of any contract for loans or capital grants;

"(2) capital grants on a three-fourths basis may only be made under section 103(a)(2)(B);

"(3) the relocation requirements specified in section 105(c) shall apply to each annual increment of an approved program;

"(4) section 106(g) (relating to transient housing) shall apply to activities undertaken under approved programs, except that the determination as to need for transient housing shall be made with respect to any sale or lease of land for construction of such housing prior to such sale or lease; and

"(5) the requirement concerning demolition and removal of buildings and improvements stated in clause (A) of the sentence following paragraph (10) of section 110(c) shall apply to each annual increment of an approved program.

"(b) The approval by the Secretary of financial assistance for one or more annual increments of a neighborhood development program shall not be considered as obligating him to provide financial assistance for any subsequent annual increments.

"(c) The urban renewal plan referred to in section 110(b) may cover one or more of the urban renewal areas covered by a neighborhood development program and such plan may be modified from time to time to cover additional urban renewal areas added to the program. The Secretary may establish such requirements, as he deems appropriate, prescribing the scope and content of such plan, taking into consideration, among other matters, the degree of detail needed in the plan to properly and expeditiously carry out the activities and undertakings proposed in any annual increment of a neighborhood development program."

INCREASED AUTHORIZATION

SEC. 502. (a) Section 103(b) of the Housing Act of 1949 is amended by striking out in the first sentence everything after "exceed" and inserting in lieu thereof "$7,600,000,000, which amount shall be increased by $1,400,000,000 on July 1, 1969."

(b) Section 103(b) of such Act is further amended by striking out "$250,000,000" in the second sentence and inserting in lieu thereof "$600,000,000".

REHABILITATION GRANTS

SEC. 503. (a) The second sentence of section 115(a) of the Housing Act of 1949 is amended by striking out the words "a structure" and "structure" and inserting in lieu thereof "real property".

(b) Section 115(b) of such Act is amended by striking out "$1500" and inserting in lieu thereof "$2500".

REHABILITATION IN URBAN RENEWAL AREAS

SEC. 504. Section 110(c)(8) of the Housing Act of 1949 is amended by striking out (1) "guidance purposes, and", and (2) the proviso at the end thereof.

DISPOSITION OF PROPERTY FOR LOW AND MODERATE INCOME HOUSING

SEC. 505. Section 107(a) of the Housing Act of 1949 is amended by --

(1) inserting ", section 235(j)(1), or section 236" after "or (d)(4)";

(2) inserting "or lessee" after "purchaser" where it appears and "or lease" after "purchase";

(3) striking out "rental or cooperative"; and

(4) striking out "moderate" and inserting in lieu thereof "low or moderate".

CAPITAL GRANTS FOR LOW AND MODERATE INCOME

HOUSING IN OPEN LAND PROJECTS

SEC. 506. Section 103(a)(1) of the Housing Act of 1949 is amended by inserting before the period at the end thereof the following:

", except that he may contract for such a grant in an amount not to exceed two-thirds of the difference between the proceeds from any land disposed of pursuant to section 107 hereof, and the fair value of the land without regard to such section".

URBAN RENEWAL LOAN CONTRACTS

SEC. 507. (a) Section 102(c) of the Housing Act of 1949 is amended by:

(1) striking out "at interest rates lower than provided in the loan contract" in the first sentence; and

(2) inserting before the period at the end of the first sentence the following:

": Provided, That, if at any time during the undertaking of the project the interest rate on such a loan from a source other than the Federal Government is greater than the rate at which funds could be made available under the Federal loan contract, the Secretary may make a supplemental grant to the local public agency in the amount of the difference between the interest cost from such sources and the interest cost at the contract rate, and no part of the amount of any such grant shall be required to be contributed as a part of the local grant-in-aid".

(b) Loan contracts outstanding on the date of enactment of this section may be amended to incorporate the provisions authorized by the amendment contained in subsection (a) without regard to the proviso in section 110(g) of the Housing Act of 1949.

PROJECT COMPLETION PRIOR TO DISPOSITION OF CERTAIN PROPERTY

SEC. 508. (a) Section 106 of the Housing Act of 1949 is amended by adding at the end thereof the following new subsection:

"(i) Upon a determination by the Secretary that (1) not more than five percentum of the total area of land acquired as part of an urban renewal project remains to be disposed of, (2) the local public agency does not expect to be able, due to circumstances

beyond its control, to dispose of such land in the near future, (3) all other project activities are completed, and (4) the local public agency has agreed to dispose of or retain such land for uses in accordance with the urban renewal plan, the urban renewal project may be deemed completed, and the net project cost may be computed and the capital grant paid."

(b) Section 110(f) of such Act is amended by inserting before the period at the end thereof the following: "or for subsequent disposition or retention as provided under section 106(i)".

REHABILITATION LOANS

SEC. 509. (a) Section 312(d) of the Housing Act of 1964 is amended by rewriting the first sentence to read as follows:

"There is authorized to be appropriated for each fiscal year such amounts as may be necessary which shall constitute a revolving fund to be used by the Secretary in carrying out this section."

(b) Section 312(h) of such Act is amended by striking out "October 1, 1969" and inserting in lieu thereof "June 30, 1973".

TITLE VI - URBAN PLANNING AND FACILITIES

COMPREHENSIVE PLANNING

SEC. 601. Section 701 of the Housing Act of 1954 is amended to read as follows:

"COMPREHENSIVE PLANNING

"SEC. 701. (a) In order to assist State and local governments in solving planning problems, including those resulting from the increasing concentration of population in metropolitan and other urban areas and the out-migration from and lack of coordinated development of resources and services in rural areas; to facilitate comprehensive planning for urban and rural development, including coordinated transportation systems, on a continuing basis by such governments; and to encourage such governments to establish and improve planning staffs and techniques on an areawide basis, the Secretary is authorized to make planning grants to --

"(1) State planning agencies for the provision of planning assistance to (A) cities and other municipalities having a population of less than 50,000 according to the latest decennial census, and counties without regard to population: Provided, That grants shall be made under this paragraph for planning assistance to counties having a population of 50,000 or more, according to the latest decennial census, which are within metropolitan areas, only if (i) the Secretary finds that planning and plans for such county will be coordinated with the program of comprehensive planning, if any, which is being carried out for the metropolitan area of which the county is a part, and (ii) the aggregate amount of the grants made subject to this proviso does not exceed 15 per centum of the aggregate amount appropriated, after September 2, 1964, for the purposes of this section, (B) any group of adjacent communities, either incorporated or unincorporated, having a total population of less than 50,000 according to the latest decennial census and having common or related urban planning problems, (C) cities, other municipalities, and counties, referred to in paragraph (3) of this subsection and areas referred to in paragraph (4) of this subsection, and (D) Indian reservations;

"(2) State, metropolitan, and regional planning agencies for metropolitan or regional planning;

"(3) cities, other municipalities, and counties which (A) are situated in redevelopment areas or economic development districts designated by the Secretary of Commerce under title IV of the Public Works and Economic Development Act of 1965, or (B) have suffered substantial damage as a result of a catastrophe which the President, pursuant to section 2(a) of 'An Act to authorize Federal assistance to States and local governments in major disasters, and for other purposes', approved September 30, 1950, as amended (42 U.S.C. 1855a), has determined to be a major disaster;

"(4) official governmental planning agencies for areas where rapid urbanization has resulted or is expected to result from the establishment or rapid and substantial expansion of a Federal installation, or for areas where rapid urbanization is expected to result on land developed or to be developed as a new community approved under section 1004 of the National Housing Act or title IV of the Housing and Urban Development Act of 1968;

"(5) State planning agencies for State and interstate comprehensive planning and for research and coordination activity related thereto, including technical and other assistance for the establishment and operation of intrastate and interstate planning agencies;

"(6) State planning agencies for assistance to district planning, or planning for areas within districts, carried on by or for district planning agencies;

"(7) metropolitan and regional planning agencies, with the approval of the State planning agency or (in States where no such planning agency exists) of the Governor of the State, for the provision of planning assistance within the metropolitan area or region to cities, other municipalities, counties, groups of adjacent communities, or Indian reservations described in clauses (A), (B), (C), and (D) of paragraph (1) of this subsection;

"(8) official governmental planning agencies for any area where there has occurred a substantial reduction in employment

opportunities as the result of (A) the closing (in whole or in part) of a Federal installation, or (B) a decline in the volume of Government orders for the procurement of articles or materials produced or manufactured in such area;

"(9) tribal planning councils or other tribal bodies designated by the Secretary of the Interior for planning for an Indian reservation; and

"(10) the Appalachian Regional Commission, established by the Appalachian Regional Development Act of 1965, for comprehensive planning for the Appalachian region as defined by section 403 of such Act (or State agencies or instrumentalities participating in such planning).

Planning assisted under this section shall, to the maximum extent feasible, cover entire areas having common or related development problems. The Secretary shall encourage cooperation in preparing and carrying out plans among all interested municipalities, political subdivisions, public agencies, and other parties in order to achieve coordinated development of entire areas. To the maximum extent feasible, pertinent plans and studies already made for areas shall be utilized so as to avoid unnecessary repetition of effort and expense. Planning which may be assisted under this section includes the preparation of comprehensive transportation surveys, studies, and plans to aid in solving problems of traffic congestion, facilitating the circulation of people and goods in metropolitan and other areas and reducing transportation needs. Funds available under this section shall be in addition to and may be used jointly with funds available for planning surveys and investigations under other federally aided programs, and nothing contained in this section shall be construed as affecting the authority of the Secretary of Transportation under section 307 of title 23, United States Code.

"(b) A planning grant made under subsection (a) shall not exceed two-thirds of the estimated cost of the work for which the grant is made: Provided, That such a grant may be made for up to 75 per centum of such estimated cost when made for planning primarily for (1) redevelopment areas or economic development districts, or portions thereof, described in subsection (a) (3) (A), (2) areas described in subsection (a) (8), and (3) the Appalachian region, as described in subsection (a) (10). All grants made under this section shall be subject to terms and conditions prescribed by the Secretary. No portion of any grant made

under this section shall be used for the preparation of plans for specific public works. The Secretary is authorized, notwithstanding the provisions of section 3648 of the Revised Statutes, as amended, to make advance or progress payments on account of any grant made under this section. There is hereby authorized to be appropriated to the Secretary not exceeding $265,000,000 prior to July 1, 1969, to carry out his duties under this section, which amount shall be increased by such additional sums in fiscal year 1970 and subsequent fiscal years as are necessary. Of the amount available prior to July 1, 1969, $20,000,000 may be used only for district planning grants under subsection (a)(6), which amount shall be increased by $10,000,000 on July 1 in each subsequent fiscal year. Any amounts appropriated under this section shall remain available until expended: Provided, That of any funds appropriated under this section, not to exceed an aggregate of $10,000,000 plus 5 per centum of any funds so appropriated may be used by the Secretary for studies, research, and demonstration projects, undertaken independently or by contract, for the development and improvement of techniques and methods for comprehensive planning and for the advancement of the purposes of this section, and for grants to assist in the conduct of studies and research relating to needed revisions in State statutes which create, govern, or control local governments and local governmental operations.

"(c) The Secretary is authorized, in areas embracing several municipalities or other political subdivisions, to encourage planning on a unified regional, district, or metropolitan basis and to provide technical assistance for such planning and the solution of problems relating thereto.

"(d) It is the further intent of this section to encourage comprehensive planning, including transportation planning, for States, cities, counties, metropolitan areas, districts, regions, and Indian reservations and the establishment and development of the organizational units needed therefor. In extending financial assistance under this section, the Secretary may require such assurances as he deems adequate that the appropriate State and local agencies are making reasonable progress in the development of the elements of comprehensive planning. The Secretary is authorized to provide technical assistance to State and local governments and their agencies and instrumentalities, and to Indian tribal bodies, undertaking such planning and, by contract or otherwise, to make studies and publish information on related problems.

"(e) In the exercise of his responsibilities under this section, the Secretary shall consult with those officials of the Federal Government responsible for the administration of programs of Federal assistance to the States and municipalities for various categories of public facilities and other comprehensively planned activities. He shall, particularly, consult with the Secretary of Agriculture prior to his approval of any district planning grants under subsections (a) (6) and (g). The Secretary of Agriculture may provide technical assistance, with or without reimbursement, in connection with the establishment of such districts and the carrying out of such planning.

"(f) The consent of the Congress is hereby given to any two or more States to enter into agreements or compacts, not in conflict with any law of the United States, for cooperative efforts and mutual assistance in the comprehensive planning for the growth and development of interstate, metropolitan, or other urban areas, and to establish such agencies, joint or otherwise, as they may deem desirable for making effective such agreements and compacts.

"(g) In addition to the planning grants authorized by subsection (a), the Secretary is further authorized to make grants to organizations composed of public officials whom he finds to be representative of the political jurisdictions within a metropolitan area, region, or district for the purpose of assisting such organization to undertake studies, collect data, develop metropolitan, regional, and district plans and programs, and engage in such other activities as the Secretary finds necessary or desirable for the solution of the metropolitan, regional, or district problems in such areas, regions, or districts. To the maximum extent feasible, all grants under this subsection shall be for activities relating to all the developmental aspects of the total metropolitan area, region, or district including, but not limited to, land use, transportation, housing, economic development, natural resources development, community facilities, and the general improvement of living environments. A grant under this subsection shall not exceed two-thirds of the estimated cost of the work for which the grant is made.

"(h) In addition to the other grants authorized by this section, the Secretary is authorized to make grants to assist any city, other municipality, or county in making a survey of the structures and sites in such locality which are determined by its appropriate authorities to be of historic or architectural value. Any such survey shall be designed to identify the historic structures and sites in the locality, determine the cost of their rehabilitation or restoration, and provide such other information as may be necessary or appropriate to serve as a foundation for a balanced and effective program of historic preservation in such locality. The aspects of any such survey which relate to the identification of historic and architectural values shall be conducted in accordance with criteria found by the Secretary to be comparable to those used in establishing the National Register maintained by the Secretary of the Interior under other provisions of law; and the results of each such survey shall be made available to the Secretary of the Interior. A grant under this subsection shall not exceed two-thirds of the cost of the survey for which it is made, and shall be made to the appropriate agency or entity specified in paragraphs (1) through (10) of subsection (a) or, if there is no such agency or entity which is qualified and willing to receive the grant and provide for its utilization in accordance with this subsection, directly to the city, other municipality, or county involved.

"(i) As used in this section --

"(1) The term 'metropolitan area' means a standard metropolitan statistical area, as established by the Bureau of the Budget, subject, however, to such modifications or extensions as the Secretary deems to be appropriate for the purposes of this section.

"(2) The term 'region' includes (A) all or part of the area of jurisdiction of one or more units of general local government, and (B) one or more metropolitan areas.

"(3) The term 'district' includes all or part of the area of jurisdiction of (A) one or more counties, and (B) one or more other units of general local government, but does not include any portion of a metropolitan area.

"(4) The term 'comprehensive planning' includes the following:

"(A) preparation, as a guide for governmental policies and action, of general plans with respect to (i) the pattern and intensity of land use, (ii) the provision of public facilities (including transportation facilities) and other government services, and (iii) the effective development and utilization of human and natural resources;

"(B) long-range physical and fiscal plans for such action;

"(C) programming of capital improvements and other major expenditures, based on a determination of relative urgency, together with definitive financing plans for such expenditures in the earlier years of the program;

"(D) coordination of all related plans and activities of the State and local governments and agencies concerned; and

"(E) preparation of regulatory and administrative measures in support of the foregoing.

Comprehensive planning for districts shall not include planning aimed at encouraging establishments to relocate from one area to another: Provided, That this limitation shall not be construed to prohibit planning aimed at encouraging the expansion of an existing business entity through the establishment of a new branch, affiliate, or subsidiary of such entity, if the establishment of such branch, affiliate, or subsidiary will not result in an increase in unemployment in any area where such entity conducts business operations and if there is no reasonable cause to believe that such branch, affiliate, or subsidiary is being established with the intention of closing down the operations of the existing business entity in any such area.

"(5) The term 'State planning agencies' includes official State planning agencies and (in States where no such planning agency exists) agencies or instrumentalities of State government designated by the Governor of the State and acceptable to the Secretary.

"(6) The terms 'metropolitan planning agencies', 'regional planning agencies', and 'district planning agencies' mean official metropolitan, regional, and district planning agencies, or other agencies and instrumentalities designated by the Governor (or Governors in the case of

interstate planning), and acceptable to the Secretary, empowered under State or local law or interstate compact to perform metropolitan, regional, or district planning, respectively: Provided, That such agencies and instrumentalities shall, to the greatest practicable extent, be composed of or responsible to the elected officials of the unit or units of general local government for whose jurisdictions they are empowered to engage in planning."

PLANNED AREAWIDE DEVELOPMENT

SEC. 602. (a) The heading of title II of the Demonstration Cities and Metropolitan Development Act of 1966 is amended to read as follows: "TITLE II -- PLANNED AREAWIDE DEVELOPMENT".

(b) Section 201 of such Act is amended to read as follows:

"FINDINGS AND DECLARATION OF PURPOSE

"SEC. 201. (a) The Congress hereby finds that the welfare of the Nation and of its people is directly dependent upon the sound and orderly development and the effective organization and functioning of our State and local governments.

"It further finds that it is essential that our State and local governments prepare, keep current, and carry out comprehensive plans and programs for their orderly physical development with a view to meeting efficiently all their economic and social needs.

"It further finds that our State and local governments are especially handicapped in this task by the complexity and scope of governmental services required, the multiplicity of political jurisdictions and agencies involved, and the inadequacy of the operational and administrative arrangements available for cooperation among them.

"It further finds that present requirements for areawide planning and programming in connection with various Federal programs have materially assisted in the solution of areawide problems, but that greater coordination of Federal programs and additional participation and cooperation are needed from the States and localities in perfecting and carrying out such efforts.

"(b) It is the purpose of this title to provide through greater coordination of Federal programs and through supplementary grants for certain federally assisted development projects, additional encouragement and assistance to States

and localities for making comprehensive areawide planning and programming effective."

(c) Section 202 of such Act is amended by striking out "metropolitan", each place it appears, and inserting in lieu thereof "areawide".

(d)(1) Section 205 of such Act is amended by striking out "metropolitan development", each place it appears, and inserting in lieu thereof "areawide development".

(2) Such section is further amended by striking out "metropolitan areas" and "metropolitan area" and inserting in lieu thereof "areas" and "area", respectively.

(3) Such section is further amended by striking out "metropolitanwide" each place it appears, and inserting in lieu thereof "areawide".

(4) Such section is further amended by striking out "metropolitan planning", each place it appears, and inserting in lieu thereof "areawide planning".

(5) Such section is further amended by inserting "where appropriate," after "(B)" in subsection (c)(1).

(6) Such section is further amended by striking out in subsection (f) the following: "within the metropolitanwide area".

(e)(1) Paragraphs (1) and (2) of section 208 of such Act are amended by striking out "Metropolitan" and inserting in lieu thereof "Areawide".

(2) Paragraph (7) of such section is amended--

(A) by striking out "or metropolitan or regional" and inserting in lieu thereof ", metropolitan, regional, or district"; and

(B) by striking out in the parenthetical phrase the word "metropolitan".

(f) Section 206(b) of such Act is amended by striking out the second sentence and inserting in lieu thereof the following:

"Any amounts appropriated under this section shall remain available until expended, and any amounts authorized for any fiscal year under this section but not appropriated may be appropriated for any succeeding fiscal year commencing prior to July 1, 1970."

ADVANCE ACQUISITION OF LAND

SEC. 603. (a) Section 701 of the Housing and Urban Development Act of 1965 is amended by striking out in clause (3) thereof "in connection with the future construction of public works and facilities." and inserting in lieu thereof "in the future for public purposes."

(b) Section 704 of such Act is amended to read as follows:

"SEC. 704. (a) In order to encourage and assist the timely acquisition of land planned to be utilized in the future for public purposes, the Secretary is authorized to make grants to States and local public bodies and agencies to assist in financing the acquisition of a fee simple estate or other interest in such land.

"(b) The amount of any grant made under this section shall not exceed the aggregate amount of reasonable interest charges on the loans or other financial obligations incurred to finance the acquisition of such land for a period not in excess of the lesser of (1) five years from the date of acquisition of such land or (2) the period of time between the date on which the land was acquired and the date its use began for the purpose for which it was acquired: Provided, That where all or any portion of the cost of such land is not financed through borrowings, the amount of the grant shall be computed on the basis of the aggregate amount of reasonable interest charges that the Secretary determines would have been required.

"(c) No grant shall be made under this section unless the Secretary determines that the land will be utilized for a public purpose within a reasonable period of time and that such utilization will contribute to economy, efficiency, and the comprehensively planned development of the area.

"(d) No land acquired with assistance under this section shall, without approval of the Secretary, be diverted from the purpose originally approved. The Secretary shall approve no such diversion unless he finds that the diversion is in accord with the then applicable comprehensive plan for the area. In cases of a diversion of land to other than a public purpose, the Secretary may require repayment of the grant, or substitution of land of approximately equal fair market value, whichever he deems appropriate. An interim use of the land for a public or private purpose in accordance with standards prescribed by the Secretary, or approved by him, shall not constitute a diversion within the meaning of this subsection.

"(e) Notwithstanding any other provision of law, no project for which land is acquired with assistance under this section shall, solely as a result of such advance acquisition, be considered ineligible for the purpose of any other Federal loan or grant program, and the amount of the purchase price paid for the land by the recipient of a grant under this section may be considered an eligible cost for the purpose of such other Federal loan or grant program."

EXTENSION OF INTERIM PLANNING REQUIREMENTS IN
WATER AND SEWER FACILITIES PROGRAM

SEC. 604. Section 702(c) of the Housing and Urban Development Act of 1965 is amended by striking out "July 1, 1968" and inserting in lieu thereof "October 1, 1969".

AUTHORIZATIONS FOR THE WATER AND SEWER FACILITIES,
NEIGHBORHOOD FACILITIES AND ADVANCE
ACQUISITION OF LAND PROGRAMS

SEC. 605. Section 708(b) of the Housing and Urban Development Act of 1965 is amended by striking out "July 1, 1969" and inserting in lieu thereof "July 1, 1970".

OPEN-SPACE LAND PROGRAM

SEC. 606. (a) Section 702(b) of the Housing Act of 1961 is amended to read as follows:

"There are authorized to be appropriated, for the purpose of making grants under this title, not to exceed $310,000,000 prior to July 1, 1969, which amount shall be increased by such additional sums in fiscal year 1970 and subsequent fiscal years as are necessary. Any amounts appropriated under this section shall remain available until expended."

(b) Section 708(b) of such Act is amended by striking out "$50,000" and inserting in lieu thereof "$125,000".

AUTHORIZE THE MAKING OF FEASIBILITY STUDIES IN THE
PUBLIC WORKS PLANNING ADVANCES PROGRAM

SEC. 607. Section 702(a) of the Housing Act of 1954 is amended by inserting after "to aid in financing the cost of" the following: "feasibility studies,".

TITLE VII - URBAN MASS TRANSPORTATION

GRANT AUTHORIZATIONS

SEC. 701. (a) Section 4(b) of the Urban Mass Transportation Act of 1964 is amended by (1) striking out the word "and" where it first appears in the first sentence, and (2) inserting before the period at the end of the first sentence "; and not to exceed an additional $190,000,000 for fiscal year 1970".

(b) Section 6(c) of such Act is amended by (1) striking out "$50,000,000" and inserting in lieu thereof "$56,000,000", and (2) inserting at the end thereof the following:

"On or after July 1, 1969, the Secretary may make available to finance projects under this section such additional sums out of the grant authorization provided in Section 4(b) as he deems appropriate."

DEFINITION OF MASS TRANSPORTATION

SEC. 702. Section 12(c)(5) of the Urban Mass Transportation Act of 1964 is amended to read as follows:

"(5) the term 'mass transportation' means transportation by bus, rail or other conveyance, either publicly or privately owned, which provides to the public general or special service (but not including school buses or charter or sightseeing service) on a regular and continuing basis."

EXTENSION OF EMERGENCY PROGRAM UNDER THE URBAN MASS TRANSPORTATION ACT

SEC. 703. Section 5 of the Urban Mass Transportation Act of 1964 is amended by striking out "November 1, 1968" and inserting in lieu thereof "October 1, 1969".

TITLE VIII-- SECONDARY MORTGAGE MARKET

PURPOSES

SEC. 801. The purposes of this title include the partition of the Federal National Mortgage Association as heretofore existing into two separate and distinct corporations, each of which shall have continuity and corporate succession as a separated portion of the previously existing corporation. One of such corporations, to be known as Federal National Mortgage Association, will be a Government-sponsored private corporation, will retain the assets and liabilities of the previously existing corporation accounted for under section 304 of the Federal National Mortgage Association Charter Act, and will continue to operate the secondary market operations authorized by such section 304. The other, to be known as Government National Mortgage Association, will remain in the Government, will retain the assets and liabilities of the previously existing corporation accounted for under sections 305 and 306 of such Act, and will continue to operate the special assistance functions and management and liquidating functions authorized by such sections 305 and 306.

AMENDMENTS TO THE FNMA CHARTER ACT

SEC. 802. (a) The heading of title III of the National Housing Act is amended by striking out "FEDERAL NATIONAL MORTGAGE ASSOCIATION" and inserting in lieu thereof "NATIONAL MORTGAGE ASSOCIATIONS".

(b) Section 301 of such Act is amended --

(1) by striking out "in the Federal Government a";

(2) by striking out "facility for" and inserting in lieu thereof "facilities for";

(3) by striking out "of such facility" and inserting in lieu thereof "thereof";

(4) by striking out "facility to" and inserting in lieu thereof "facilities to"; and

(5) by striking out "the existing mortgage portfolio of the Federal National Mortgage Association" and inserting in lieu thereof "Federally-owned mortgage portfolios".

(c) Section 302(a) of such Act is amended --

(1) by inserting "(1)" immediately following "(a)";

(2) by striking out "(hereinafter referred to as the 'Association')"; and

(3) by adding at the end thereof the following new paragraph:

"(2) On the effective date established pursuant to section 807 of the Housing and Urban Development Act of 1968, the body corporate described in the foregoing paragraph shall cease to exist in that form and is hereby partitioned into two separate and distinct bodies corporate, each of which shall have continuity and corporate succession as a separated portion of the previously existing body corporate, as follows:

"(A) One of such separated portions shall be a body corporate without capital stock to be known as Government National Mortgage Association (hereinafter referred to as the Association), which shall be in the Department of Housing and Urban Development and which shall retain the assets and liabilities acquired and incurred under sections 305 and 306 prior to such effective date, including any and all liabilities incurred pursuant to section 302(c). The Association shall have succession until dissolved by Act of Congress. It shall maintain its principal office in the District of Columbia and shall be deemed, for purposes of venue in civil actions, to be a resident thereof. Agencies or offices may be established by the Association in such other place or places as it may deem necessary or appropriate in the conduct of its business.

"(B) The other such separated portion shall be a body corporate to be known as Federal National Mortgage Association (hereinafter referred to as the corporation), which shall retain the assets and liabilities acquired and incurred under sections 303 and 304 prior to such effective date. The corporation shall have succession until dissolved by Act of Congress. It shall maintain its principal office in the District of Columbia and shall be deemed, for purposes of venue in civil actions, to be a resident thereof.".

(d) Section 302(b) of such Act is amended --

(1) by striking out "the Association is authorized" and inserting in lieu thereof "each of the bodies corporate named in subsection (a)(2) is authorized";

(2) by striking out "lend (under section 304) on the security of,";

(3) by inserting immediately before the colon "; and the corporation

is authorized to lend on the security of any such mortgages and to purchase, sell, or otherwise deal in any securities guaranteed by the Association under section 306(g)"; and

(4) by striking out "no mortgage may be purchased" and inserting in lieu thereof "the Association may not purchase any mortgage".

(e) Section 302(c)(1) of such Act is amended by striking out ", consistent with section 307,".

(f) Section 302(c)(2)(C) of such Act is amended to read as follows:

"(C) The Department of Housing and Urban Development.".

(g) Section 302(c)(2) of such Act is amended by striking out "incurred by the Federal National Mortgage" and inserting in lieu thereof "incurred by the".

(h) The heading of section 303 of such Act is amended to read as follows: "CAPITALIZATION -- FEDERAL NATIONAL MORTGAGE ASSOCIATION".

(i) Section 303(a) of such Act is amended --

(1) by striking out "nonvoting common stock" and inserting in lieu thereof "common stock, without par value, which shall be vested with all voting rights, each share being entitled to one vote with rights of cumulative voting at all elections of directors";

(2) by striking out "nonvoting preferred stock" and inserting in lieu thereof "nonvoting preferred stock, with a par value of $100 per share,";

(3) by striking out the second and third sentences thereof and inserting in lieu thereof "The free transferability of the common stock at all times to any person, firm, corporation, or other entity shall not be restricted except that, as to the corporation, it shall be transferable only on the books of the corporation.";

(4) by striking out "of the capital surplus and the general surplus accounts";

(5) by striking out "retire" and inserting in lieu thereof "retire, at par,"; and

(6) by striking out "the Association shall deem feasible" and inserting in lieu thereof "possible subsequent to the effective date established pursuant to section 807 of the Housing and Urban Development Act of 1968".

(j) Section 303(b) of such Act is amended --

(1) by striking out "for its services" and inserting in lieu thereof ", which may be regarded as elements of pricing,"; and

(2) by striking out the last sentence thereof.

(k) Section 303(c) of such Act is amended --

(1) by striking out "(only in denominations of $100 or multiples thereof)";

(2) by inserting immediately after the first sentence thereof "In addition to the shares of common stock issued under the foregoing sentence, the corporation may issue additional shares in return for appropriate payments into capital or capital and surplus. The corporation shall at all times require each servicer of its mortgages to own a minimum amount of common stock of the corporation, measured by its stated value. Such minimum amount shall be not less than 2 per centum nor more than 4 per centum, as determined from time to time by the corporation with the approval of the Secretary of Housing and Urban Development, of the aggregate outstanding principal balances of all mortgages of the corporation which have been purchased subsequent to the effective date established pursuant to section 807 of the Housing and Urban Development Act of 1968 and which are then serviced by such servicer for the corporation."; and

(3) by striking out "the general surplus account of the Association shall not be reduced through the payment of dividends applicable to such common stock which exceed in the aggregate 5 per centum of the par value of the outstanding common stock of the Association" and inserting in lieu thereof "the aggregate amount of cash dividends paid on account of any share of such stock shall not exceed any rate which may be determined from time to time by the Secretary of Housing and Urban Development to be a fair rate of return after consideration of the current earnings and capital condition of the corporation".

(l) Section 303(d) of such Act is amended by striking out "$225,000,000" and inserting in lieu thereof "$225,000,000; but no such stock may be issued subsequent to the effective date established pursuant to section 807 of the Housing and Urban Development Act of 1968".

(m) Section 303(g) of such Act is repealed.

(n) The heading of section 304 of such Act is amended to read as follows: "SECONDARY MARKET OPERATIONS -- FEDERAL NATIONAL MORTGAGE ASSOCIATION".

(o) Section 304(a)(1) of such Act is amended by striking out "and the Association shall not purchase any mortgage insured or guaranteed prior to the

effective date of the Housing Act of 1954".

(p) Section 304(b) of such Act is amended by striking out "earnings, and in" and inserting in lieu thereof "earnings unless a greater ratio shall be fixed at any time or from time to time by the Secretary of Housing and Urban Development. In".

(q) Section 304(c) of such Act is amended by striking out "(1) all of the preferred stock of the Association held by the Secretary of the Treasury has been retired, or (2)".

(r) Sections 303 and 304 of such Act, as amended by the foregoing subsections of this section, are further amended --

(1) by striking out "Association" each place it appears and inserting in lieu thereof, in each such place, "corporation"; and

(2) by striking out "Association's" each place it appears and inserting in lieu thereof, in each such place, "corporations's".

(s) The heading of section 305 of such Act is amended to read as follows: "SPECIAL ASSISTANCE FUNCTIONS -- GOVERNMENT NATIONAL MORTGAGE ASSOCIATION".

(t) The heading of section 306 of such Act is amended to read as follows: "MANAGEMENT AND LIQUIDATING FUNCTIONS -- GOVERNMENT NATIONAL MORTGAGE ASSOCIATION".

(u) Subsections (a) and (b) of section 307 of such Act are repealed.

(v) Section 307 (c) of such Act is amended by striking out "board of directors of the Association" and inserting in lieu thereof "Secretary of Housing and Urban Development".

(w) The heading of section 308 of such Act is amended to read as follows:

"MANAGEMENT".

(x) Section 308 of such Act is amended --

(1) by inserting "(a)" immediately following "308";

(2) by striking out the first two sentences thereof and inserting in lieu thereof "All the powers and duties of the Government National Mortgage Association shall be vested in the Secretary of Housing and Urban Development and the Association shall be administered under the direction of the Secretary.";

(3) by striking out "the board shall determine" and inserting in lieu thereof "the Secretary shall determine";

(4) by striking out "Association. The chairman of the board" and inserting in lieu thereof "Association, and shall have power to adopt, amend,

and repeal bylaws governing the performance of the powers and duties granted to or imposed upon it by law. The Secretary";

(5) by striking out "board of directors," and inserting in lieu thereof "Secretary,";

(6) by striking out the last sentence thereof; and

(7) by adding at the end thereof the following new subsection:

"(b) The Federal National Mortgage Association shall have a board of directors which shall consist of not less than nine nor more than fifteen persons, one-third of whom shall be appointed annually by the Secretary, and the remainder of whom shall be elected annually by the common stockholders. The board shall at all times have as members appointed by the Secretary at least one person from the home building industry and at least one person from the real estate industry. Each member of the board of directors shall be appointed or elected for a term ending on the date of the next annual meeting of the stockholders, except that any such member may be removed from office by the Secretary for good cause. Any elective seat on the board which becomes vacant after the annual election of the directors shall be filled by the board, but only for the unexpired portion of the term. Any appointive seat which becomes vacant shall be filled by appointment of the Secretary, but only for the unexpired portion of the term. Within the limitations of law and regulation, the board shall determine the general policies which shall govern the operations of the corporation, and shall have power to adopt, amend, and repeal bylaws governing the performance of the powers and duties granted to or imposed upon it by law. The board of directors shall select and effect the appointment of qualified persons to fill the offices of president and vice president, and such other offices as may be provided for in the bylaws. Any member of the board who is a full-time officer or employee of the Federal Government shall not, as such member, receive compensation for his services.".

(y) Section 309(a) of such Act is amended --

(1) by striking out "The Association" and inserting in lieu thereof "Each of the bodies corporate named in section 302(a)(2)";

(2) by striking out "by its board of directors, to adopt, amend, and repeal bylaws governing the performance of the powers and duties granted to or imposed upon it by law;";

(3) by striking out "conduct its business" and inserting in lieu thereof "conduct its business without regard to any qualification or similar statute";

(4) by striking out "the Association may deem" and inserting in lieu thereof "it may deem"; and

(5) by striking out "the purposes of the Association" and inserting in lieu thereof "its purposes".

(z) Section 309(c) of such Act is amended --

(1) by striking out "(1)";

(2) by striking out "The Association" and inserting in lieu thereof "(1) The Government National Mortgage Association";

(3) by striking out ", and (2) the Association shall, with respect to its secondary market operations under section 304 after the cutoff date referred to in section 303(d) of this title, pay annually to the Secretary of the Treasury, for covering into miscellaneous receipts, an amount equivalent to the amount of Federal income taxes for which it would be subject if it were not exempt from such taxes with respect to such secondary market operations"; and

(4) by adding at the end thereof the following new paragraph:

"(2) The Federal National Mortgage Association, including its franchise, capital, reserves, surplus, mortgages or other security holdings, and income, shall be exempt from all taxation now or hereafter imposed by any State, territory, possession, commonwealth, or dependency of the United States, or by the District of Columbia, or by any county, municipality, or local taxing authority, except that any real property of the corporation shall be subject to State, territorial, county, municipal, or local taxation to the same extent as other real property is taxed."

(aa) Section 309(d) of such Act is amended --

(1) by inserting "(1)" immediately following "(d)";

(2) by striking out "Chairman of the Board" and inserting in lieu thereof "Secretary of Housing and Urban Development";

(3) by striking out "agents," and inserting in lieu thereof "agents of the Government National Mortgage Association,"; and

(4) by adding at the end thereof the following new paragraph:

"(2) The board of directors of the Federal National Mortgage Association shall have the power to select and appoint or employ such officers, attorneys, employees, and agents, to vest them with such powers and duties, and to fix and to cause the corporation to pay such compensation to them for their services, as it may determine; and any such action shall be without regard to the Federal civil service and classification laws. Appointments, promotions, and separations so made shall be based on merit and efficiency, and no political test or qualification shall be permitted or given consideration. Each officer and employee of the corporation who is employed by the corporation prior to the termination of the transitional period referred to in section 809(b) of the Housing and Urban Development Act of 1968 and who on the day previous to the beginning of such employment will have been subject to the Civil Service retirement law (subchapter III of Chapter 83 of title 5, United States Code), shall, so long as his employment by the corporation continues without a break in continuity of service, continue to be subject to such law; and for the purpose of such law his employment by the corporation without a break in continuity of service shall be deemed to be employment by the Government of the United States. The corporation shall contribute to the Civil Service Retirement and Disability Fund a sum as provided by 5 U.S.C. 8334(a), except that such sum shall be determined by applying to the total basic pay (as defined in 5 U.S.C. 8331(3) and except as hereinafter provided) paid to the employees of the corporation who are covered by the civil service retirement law, the per centum rate determined annually by the United States Civil Service Commission to be the excess of the total normal cost per centum rate of the civil service retirement system over the employee deduction rate specified in 5 U.S.C. 8334(a). The corporation shall also pay into the Civil Service Retirement and Disability Fund such portion of the cost of administration of the Fund as is determined by the United States Civil Service Commission to be attributable to its employees. Notwithstanding the foregoing provisions, there shall not be considered for the purposes of the civil service retirement law that portion of the basic pay in any one year of any officer or employee of the corporation which exceeds the basic pay provided for in 5 U.S.C. 5312 on the last

day of such year. Except as provided in this subsection, the corporation shall not be subject to the provisions of title 5, U.S. Code.".

(bb) Section 309(e) of such Act is amended --

(1) by striking out "body corporate created by section 302" and inserting in lieu thereof "bodies corporate named in section 302(a)(2)";

(2) by inserting ", 'Government National Mortgage Association'," immediately following "'Federal National Mortgage Association'"; and

(3) by striking out the second sentence and inserting in lieu thereof "Violations of the foregoing sentence may be enjoined by any court of general jurisdiction at the suit of the proper body corporate. In any such suit, the plaintiff may recover any actual damages flowing from such violation, and, in addition, shall be entitled to punitive damages (regardless of the existence or nonexistence of actual damages) of not exceeding $100 for each day during which such violation is committed or repeated.".

(cc) Section 309(g) of such Act is amended to read as follows:

"(g) The Federal Reserve banks are authorized and directed to act as depositaries, custodians, and fiscal agents for each of the bodies corporate named in section 302(a)(2), for its own account or as fiduciary, and such banks shall be reimbursed for such services in such manner as may be agreed upon; and each of such bodies corporate may itself act in such capacities, for its own account or as fiduciary, and for the account of others.".

(dd) Section 309 of such Act is amended by adding thereto the following new subsection:

"(h) The Secretary of Housing and Urban Development shall have general regulatory power over the Federal National Mortgage Association and shall make such rules and regulations as shall be necessary and proper to insure that the purposes of this title are accomplished. No stock, obligation, security, or other instrument shall be issued by the corporation without the prior approval of the Secretary. The Secretary may require that a reasonable portion of the corporation's mortgage purchases be related to the National goal of providing adequate housing for low and moderate income families, but with reasonable economic return to the corporation. The Secretary may examine and audit the books and financial transactions of the corporation, and he may require the corpora-

tion to make such reports on its activities as he deems advisable.".

(ee) Section 311 of such Act is amended --

(1) by striking out "the Association" and inserting in lieu thereof "either of the bodies corporate named in section 302(a)(2)"; and

(2) by adding at the end thereof "All stock, obligations, securities, participations, or other instruments issued pursuant to this title shall, to the same extent as securities which are direct obligations of or obligations guaranteed as to principal or interest by the United States, be deemed to be exempt securities within the meaning of laws administered by the Securities and Exchange Commission; but all such issuances shall be made only with the approval of the Secretary of Housing and Urban Development.".

PARTICIPATIONS

SEC. 803. Section 302(c)(5) of the Federal National Mortgage Association Charter Act is amended by inserting at the end thereof the following: "In the event that the insufficiency required by the trustee is on account of principal maturities of outstanding beneficial interests or participations authorized to be issued pursuant to paragraph (4) of this subsection, or pursuant hereto, the trustee is authorized to elect to issue additional beneficial interests or participations for refinancing purposes in lieu of requiring any trustor or trustors to make payments to the trustee from appropriated funds or other sources. Each such issue of beneficial interests or participations shall be in an amount determined by the trustee but not in excess of the aggregate amount which the trustee would otherwise require the trustor or trustors to pay from appropriated funds or other sources, and may be issued without regard to the provisions of paragraph (4) of this subsection. All refinancing issues of beneficial interests or participations shall be deemed to have been issued pursuant to the authority contained in the appropriation Act or Acts under which the beneficial interests or participations were originally issued.".

MORTGAGE-BACKED SECURITIES

SEC. 804. (a) Section 304 of the Federal National Mortgage Association Charter Act is amended by adding at the end thereof the following new subsection:

"(d) To provide a greater degree of liquidity to the mortgage investment market and an additional means of financing its operations under this section, the corporation is authorized to set aside any

mortgages held by it under this section, and, upon approval of the Secretary of the Treasury, to issue and sell securities based upon the mortgages so set aside. Securities issued under this subsection may be in the form of debt obligations or trust certificates of beneficial interest, or both. Securities issued under this subsection shall have such maturities and bear such rate or rates of interest as may be determined by the corporation with the approval of the Secretary of the Treasury. Securities issued by the corporation under this subsection shall, to the same extent as securities which are direct obligations of or obligations guaranteed as to principal and interest by the United States, be deemed to be exempt securities within the meaning of laws administered by the Securities and Exchange Commission. Mortgages set aside pursuant to this subsection shall at all times be adequate to enable the corporation to make timely principal and interest payments on the securities issued and sold pursuant to this subsection.".

(b) Section 306 of such Act is amended by adding at the end thereof the following new subsection:

"(g) The Association is authorized, upon such terms and conditions as it may deem appropriate, to guarantee the timely payment of principal of and interest on such trust certificates or other securities as shall (1) be issued by the Federal National Mortgage Association under section 304(d), or by any other issuer approved for the purposes of this subsection by the Association, and (2) be based on and backed by a trust or pool composed of mortgages which are insured under the National Housing Act or title V of the Housing Act of 1949, or which are insured or guaranteed under the Servicemen's Readjustment Act of 1944 or chapter 37 of title 38, United States Code. The Association shall collect from the issuer a reasonable fee for any guaranty under this subsection and shall make such charges as it may determine to be reasonable for the analysis of any trust or other security arrangement proposed by the issuer. In the event the issuer is unable to make any payment of principal of or interest on any security guaranteed under this subsection, the Association shall make such payment as and when due in cash, and thereupon shall be subrogated fully to the rights satisfied by such payment. Any Federal, State, or other law to the contrary notwithstanding,

the Association is hereby empowered, in connection with any guaranty under this subsection, whether before or after any default, to provide by contract with the issuer for the extinguishment, upon default by the issuer, of any redemption, equitable, legal, or other right, title, or interest of the issuer in any mortgage or mortgages constituting the trust or pool against which the guaranteed securities are issued; and with respect to any issue of guaranteed securities, in the event of default and pursuant otherwise to the terms of the contract, the mortgages that constitute such trust or pool shall become the absolute property of the Association subject only to the unsatisfied rights of the holders of the securities based on and backed by such trust or pool. The full faith and credit of the United States is pledged to the payment of all amounts which may be required to be paid under any guaranty under this subsection. There shall be excluded from the total amounts set forth in subsection (c) the amounts of any mortgages acquired by the Association as a result of its operations under this subsection.".

SUBORDINATED AND CONVERTIBLE OBLIGATIONS

SEC. 805. Section 304 of the Federal National Mortgage Association Charter Act is amended by adding thereto (after subsection (d) as added by section 804 of this Act) the following new subsection:

"(e) For the purposes of this section, the corporation is authorized to issue, upon the approval of the Secretary of the Treasury, obligations which are subordinated to any or all other obligations of the corporation, including subsequent obligations. The obligations issued under this subsection shall have such maturities and bear such rate or rates of interest as may be determined by the corporation with the approval of the Secretary of the Treasury and may be made redeemable at the option of the corporation before maturity in such manner as may be stipulated in such obligations. Any of such obligations may be made convertible into shares of common stock in such manner, at such price or prices, and at such time or times as may be stipulated therein. The total principal amount of such subordinated obligations which may be outstanding at any one time shall not exceed two times the sum of (1) the capital of the corporation represented by its outstanding common stock and (2) its surplus and undistributed earnings at such time. The outstanding total

principal amount of such obligations which are entirely subordinated to the obligations of the corporation issued or to be issued under subsection (b) shall be deemed to be capital of the corporation for the purpose of determining the aggregate amount of obligations issued under subsection (b) which may be outstanding at any one time. Obligations issued by the corporation under this subsection shall, to the same extent as securities which are direct obligations of or obligations guaranteed as to principal or interest by the United States, be deemed to be exempt securities within the meaning of laws administered by the Securities and Exchange Commission. The corporation shall insert appropriate language in all if its obligations issued under this subsection clearly indicating that such obligations, together with the interest thereon, are not guaranteed by the United States and do not constitute a debt or obligation of the United States or of any agency or instrumentality thereof other than the corporation. The corporation is authorized to purchase in the open market any of its obligations outstanding under this subsection at any time and at any price.".

AMENDMENTS TO OTHER LAWS

SEC. 806 (a) Section 306(b) of the Housing Act of 1959 is amended by striking out "Federal National Mortgage Association pursuant" and inserting in lieu thereof "Government National Mortgage Association pursuant".

(b) Section 312(d) of the Housing Act of 1964 is amended by striking out "Federal" and inserting in lieu thereof "Government".

(c) Section 5(b) of the Department of Housing and Urban Development Act is amended --

(1) by striking out "The Federal" and inserting in lieu thereof "The Government"; and

(2) by striking out ", and the position of President of said Association is hereby allocated among the positions referred to in section 7(c) hereof".

(d) Section 7(b) of the Department of Housing and Urban Development Act is repealed.

(e) Section 101 of the Government Corporation Control Act is amended by striking out "Federal National Mortgage Association" and inserting in lieu thereof "Government National Mortgage Association".

(f) Section 13(4)(F) of the Public Buildings Act of 1959 is amended by striking out "Federal" and inserting in lieu thereof "Government".

(g) Section 6(b) of the Participation Sales Act of 1966 is amended by striking out "secondary market operations carried on by the Federal" and inserting in lieu thereof "the Government".

(h) Section 1820(e) of title 38, United States Code, is amended by striking out "Federal National" in three places and inserting in lieu thereof, in each such place, "Government National".

(i) Section 709 of title 18, United States Code, is amended by striking out "Federal National Mortgage Association" each place it appears and inserting in lieu thereof, in each such place, "Government National Mortgage Association".

(j) Section 5136 of the Revised Statutes is amended by inserting "or the Government National Mortgage Association" immediately following "Federal National Mortgage Association".

(k) Section 11(h) of the Federal Home Loan Bank Act is amended by inserting "or the Government National Mortgage Association, in the stock of the Federal National Mortgage Association" immediately following "Federal National Mortgage Association".

(l) Section 16 of the Federal Home Loan Bank Act is amended by inserting "or the Government National Mortgage Association" immediately following "Federal National Mortgage Association".

(m) Section 5(c) of the Home Owners' Loan Act of 1933 is amended by inserting "or the Government National Mortgage Association," immediately following "Federal National Mortgage Association" and by inserting "or the stock of the Federal National Mortgage Association" immediately after "any other agency of the United States".

(n) Section 8(8)(E) of the Federal Credit Union Act is amended by inserting "or the Government National Mortgage Association" immediately following "Federal National Mortgage Association".

EFFECTIVE DATE

SEC. 807. The amendments made by this title shall be effective from and after a date, no more than 120 days following the date of enactment of this Act, as established by the Secretary of Housing and Urban Development. Notice of the establishment of such effective date shall be published in the Federal Register at least 30 days prior thereto.

SAVINGS PROVISIONS

SEC. 808. (a) No cause of action by or against the Federal National Mortgage Association existing prior to the effective date established pursuant to section 807 shall abate by reason of this enactment. Any such cause of action may thereafter be asserted by or against the appropriate corporation.

(b) No suit, action, or other proceeding commenced by or against the Federal National Mortgage Association, or any officer thereof in his official capacity, prior to the effective date established pursuant to section 807 shall abate by reason of this enactment. A court may at any time thereafter during the pendency of any such litigation, on its own motion or that of any party, order that the same may be maintained by or against the appropriate corporation or the appropriate corresponding officer thereof.

TRANSITIONAL PROVISIONS

SEC. 809. (a) On the effective date established pursuant to section 807 of this Act, each share of outstanding nonvoting common stock, with a par value of $100 per share, of the Federal National Mortgage Association shall be changed into and shall become one share of voting common stock, without par value, of such corporation.

(b) (1) The provisions of section 308(b) of the Federal National Mortgage Association Charter Act (as added by section 802(x)(7) of this Act) shall be applicable only to the extent that its provisions do not conflict with this subsection.

(2) For a transitional period after the effective date established pursuant to section 807 of this Act, the board of directors of the Federal National Mortgage Association shall consist of nine persons. For a term expiring on the date of the first annual meeting of the corporation's stockholders, all members of the board shall be appointed by the Secretary of Housing and Urban Development. For a term beginning on such date, seven members of the board shall be appointed by the Secretary, and two members shall be elected by the common stockholders. For subsequent terms beginning prior to the termination of the transitional period, five members shall be appointed by the Secretary, and four members shall be elected by the common stockholders. For each term beginning prior to the termination of the transitional period, the Secretary shall appoint as a member of the board the president of the

corporation.

(3) The transitional period referred to in paragraph (2) shall come to an end at such time as the board of directors shall find, with the approval of the Secretary, that not less than one-third of the corporation's common stock is owned by persons or institutions in the mortgage lending, home building, real estate, or related businesses; but in no event shall it end sooner than May 1, 1970, nor later than May 1, 1973.

(c) From the effective date established pursuant to Section 807 and until the retirement of the last of the outstanding shares of its preferred stock, the Federal National Mortgage Association shall be deemed to be a wholly-owned corporation for the purposes of the Government Corporation Control Act.

(d) Those persons who are the officers and employees of the Federal National Mortgage Association immediately prior to the effective date established pursuant to section 807 shall become the officers and employees of the Government National Mortgage Association on such date. The Federal National Mortgage Association and the Government National Mortgage Association shall provide by contract for the conditions and methods under which and by which the Federal National Mortgage Association during the transitional period may employ those individuals who are employees of the Government National Mortgage Association on such effective date; and may provide by contract for the operation by either of such corporations of any of the functions of the other. The Secretary of Housing and Urban Development shall make every reasonable effort to place in other comparable Federal positions any individuals who are career or career-conditional employees of the Government National Mortgage Association on such effective date and who are subsequently during the transitional period neither employed by the Federal National Mortgage Association nor retained by the Government National Mortgage Association.

TITLE IX - NATIONAL HOUSING PARTNERSHIPS

STATEMENT OF PURPOSE

SEC. 901. The Congress finds that the volume of housing being produced for families and individuals of low or moderate income must be increased to meet the national goal of a decent home and a suitable living environment for every American family, and declares that it is the policy of the United States to encourage the widest possible participation by private enterprise in the provision of housing for low or moderate income families. The Congress has therefore determined that one or more private organizations should be created to encourage maximum participation by private investors in programs and projects to provide low and moderate income housing.

CREATION OF CORPORATIONS

SEC. 902. (a) There is hereby authorized to be created a private corporation for profit (hereinafter in this title referred to as the "Corporation"). The Corporation will not be an agency or establishment of the United States Government. The Corporation shall be subject to the provisions of this title and, to the extent consistent with this title, to the District of Columbia Business Corporation Act (D. C. Code, sec. 29-901 et seq.).

(b) Whenever the President finds it in the national interest to do so, he may cause the creation of an additional corporation or additional corporations to carry out the purposes of this title. All the provisions of this title shall thereupon become applicable to each such corporation, and to the limited partnership formed by it pursuant to section 907 of this title.

(c) Nothing in this title shall be construed to preclude private persons from creating other corporations and organizing other partnerships, joint ventures, or associations for the purposes set forth in this title as the purposes of the Corporation and the partnership described in Section 907 of this title.

PROCESS OF ORGANIZATION

SEC. 903. (a) The President of the United States shall appoint, by and with the advice and consent of the Senate, incorporators of the Corporation, one of whom shall be designated by the President to serve as chairman. The incorporators shall serve as the initial board of directors until the first annual meeting of stockholders or until their successors are elected and have qualified.

(b) The incorporators shall take whatever actions are necessary or appropriate to establish the Corporation, including the filing of articles of incorporation as approved by the President.

(c) The incorporators shall also arrange for an initial offering of shares of stock in the Corporation and of interests in the partnership described in section 907 of this title. If the incoroporators deem it advisable in order to carry out the purposes of this title, the initial offering may be made upon terms which require the purchase of other securities of the Corporation or of interests in such partnership.

DIRECTORS

SEC. 904. The Corporation shall have a Board of Directors (hereinafter in this section referred to as the "Board"), consisiting of fifteen members. Three members of the Board shall be appointed by the President of the United States, by and with the advice and consent of the Senate, effective the date on which the other members are elected, and for terms of three years or until their successors have been appointed and have qualified, except that the first three members of the Board so appointed shall continue in office for terms of one, two, and three years, respectively, and any member so appointed to fill a vacancy shall be appointed only for the unexpired term of the director whom he succeeds. Twelve members of the Board shall be elected by the stockholders.

FINANCING THE CORPORATION

SEC. 905. The Corporation shall have the power to create and issue the number of shares stated in its articles of incorporation. Such shares may be divided into one or more classes, any or all of which classes may consist of shares with par value or shares without par value, with such designations, preferences, voting powers, special or relative rights and such limitations, restrictions or qualifications thereof as shall be stated in the articles of incorporation. The articles of incorporation may limit or deny the voting power of the shares of any class.

PURPOSES AND POWERS OF THE CORPORATION

SEC. 906. (a) In order to achieve the objectives and to carry out the purposes of this title, the Corporation is authorized to--

(1) plan, initiate, and carry out, pursuant to Federal programs or otherwise, the building or rehabilitation of housing and related facilities primarily for the benefit of families and individuals of low or moderate income;

(2) buy, own, manage, lease, or otherwise acquire or dispose of property in connection with the developments, projects, or undertakings referred to in clause (1) of this subsection (a); and

(3) provide such funds as may be necessary to accomplish the developments, projects, or undertakings referred to in clause (1) of this subsection (a).

(b) Included in the activities authorized to the Corporation for the accomplishment of the purposes indicated in subsection (a) of this section are, among others not specifically named--

(1) to enter into partnerships, limited partnerships, joint ventures, and other associations with individuals, corporations, and private and governmental agencies, organizations, and institutions;

(2) to act as manager or general partner of any such partnership, venture, or association;

(3) to conduct or contract for research and studies related to the development, demonstration, and evaluation of improved techniques and methods of constructing, rehabilitating, and maintaining housing;

(4) to provide technical assistance to nonprofit corporations, limited dividend corporations, and others with respect to the planning, financing, construction, rehabilitation, maintenance, and management of housing for low and moderate income families and individuals;

(5) to make loans or grants, including grants of interests in housing and related facilities, to nonprofit corporations, limited dividend corporations, and others, in carrying out its activities under subsection (a) of this section; and

(6) to hire or accept the voluntary services of consultants, experts, advisory boards, and panels to aid the Corporation in carrying out the purposes of this title.

(c) To carry out the foregoing purposes and engage in the foregoing activities, the Corporation shall have the usual powers conferred upon a stock corporation by the District of Columbia Business Corporation Act.

NATIONAL HOUSING PARTNERSHIP

SEC. 907. (a) The Corporation is authorized to arrange for the formation, as a separate organization, of a limited partnership (hereinafter in this title referred to as the "Partnership") under the District of Columbia Uniform Limited Partnership Act (D. C. Code, sec. 41-401 et seq.) for the purpose of engaging in any of the activities authorized for the Corporation under section 906 of this title, and to enter into a Partnership Agreement governing the affairs of such limited partnership.

(b) The Partnership shall be subject to the provisions, to the extent consistent with this title, of (1) the District of Columbia Uniform Limited Partnership Act and (2) those provisions of the District of Columbia Uniform Partnership Act (D. C. Code,

sec. 41-301 et seq.) made applicable by section 6(2) of that Act (D. C. Code, sec. 41-305(2)). Notwithstanding any inconsistency between the provisions of such Acts, or of any other law, and the provisions of this section, the Partnership organized pursuant to this section shall be deemed to have the legal status of a limited partnership.

(c) The Partnership is authorized to enter into partnerships, limited partnerships, or joint ventures organized under applicable State or local law for the purpose of engaging in low and moderate income housing developments, projects, or undertakings in particular localities.

(d) The Corporation shall be the general partner in the Partnership. The capital of the Partnership and the contributions of the partners shall be in such amounts and at such times as are set forth in or pursuant to the Partnership Agreement.

(e) The Partnership Agreement shall include provisions designed to assure that (1) the Partnership shall participate in low and moderate income housing developments, projects, or undertakings in a manner designed to encourage the participation therein of local interests, and (2) in any such development, project, or undertaking the Partnership shall not subscribe to more than twenty-five per centum (including equity investments made in services or property) of the aggregate intial equity investment unless, in the judgment of the Corporation as general partner, the balance of the required equity investment is not readily obtainable from other responsible investors residing or doing business in the local community.

(f) The Partnership Agreement may without limitation (1) permit each of the stockholders of the Corporation to become a member of the Partnership as a limited partner, (2) authorize the inclusion of other limited partners in addition to the stockholders of the Corporation, (3) provide that the assignee of the partnership interest of a limited partner of the Partnership [illegible] a stockholder of the Corporation may not become a

substituted limited partner unless he also acquires the assignor's stock of the Corporation, (4) include provisions requiring that the Corporation as a general partner approve the substitution or addition of a member of the Partnership.

(g) A corporation which is a limited partner in the Partnership shall not become liable as a general partner by reason of the fact that (1) such corporation is a holder of shares of voting stock of the Corporation constituting not more than five per centum of the toal number of outstanding shares of such stock and exercises any of the rights (including voting rights) of a holder of such shares, and/or (2) a person who is an officer or director of such corporation (or of another corporation which controls, or is subject to the control of, or is under common control with, such corporation) is a director of the Corporation and performs the duties of that office. The interest of a limited partner in the Partnership shall not be treated as a stock interest in the Corporation, notwithstanding that such interest of a limited partner may be proportionate to his stock interest in the Corporation.

(h) The Certificate of the Partnership and any amendment thereof required by the District of Columbia Uniform Limited Partnership Act shall be executed and acknowledged by the Corporation as member and by each other member of the Partnership or his attorney-in-fact duly authorized by power of attorney in writing. The Corporation may execute and acknowledge the Certificate and any amendment thereof as attorney-in-fact for any member, member to be substituted or added, or assigning member, by whom the Certificate or amendment is required to be executed and acknowledged and who has appointed the Corporation as such attorney.

REPORT TO CONGRESS AND RECORDS

SEC. 908. (a) The Corporation shall submit an annual report to the President for transmittal to the Congress within six months after the end of its fiscal year. The report shall

include a comprehensive and detailed report of the operations, activities and financial condition of the Corporation and the Partnership under this title.

(b) The accounts of the Corporation and of the Partnership shall be audited annually in accordance with generally accepted auditing standards by independent certified public accountants or independent licensed public accountants certified or licensed by a regulatory authority of a State or other political subdivision of the United States.

ANTITRUST LAWS

SEC. 909. Nothing contained herein shall affect the applicability of the Federal antitrust laws to the activities of the Corporation and the Partnership created under this Act and of the persons participating therein or in partnerships, limited partnerships, or joint ventures with either of them.

RIGHT TO REPEAL, ALTER OR AMEND

SEC. 910. The right to repeal, alter, or amend this title at any time is expressly reserved.

AMENDMENT TO BANKING LAWS

SEC. 911. Paragraph "Seventh" of section 5136 of the Revised Statutes, as amended (12 U. S. C. 24), is amended by adding at the end thereof the following:

"Notwithstanding any other provision in this paragraph, the association may purchase for its own account shares of stock issued by a corporation authorized to be created pursuant to Title IX of the Housing and Urban Development Act of 1968, and may make investments in a partnership, limited partnership, or joint venture formed pursuant to sections 907(a) or 907(c) of that title."

TITLE X - RURAL HOUSING

HOUSING FOR LOW AND MODERATE INCOME PERSONS AND FAMILIES

SEC. 1001. Title V of the Housing Act of 1949 is amended by adding at the end thereof the following new section:

"LOANS TO PROVIDE OCCUPANT-OWNED, RENTAL, AND COOPERATIVE HOUSING FOR LOW AND MODERATE INCOME PERSONS AND FAMILIES

"SEC. 521. (a) Notwithstanding the provisions of sections 502, 517(a) and 515, loans to persons of low or moderate income under section 502 or 517(a)(1), and loans under section 515 to provide rental or cooperative housing and related facilities for persons and families of low or moderate income or elderly persons and elderly families, shall bear interest at a rate prescribed by the Secretary at not less than a rate determined by the Secretary of the Treasury taking into consideration the current average market yield on outstanding marketable obligations of the United States with remaining periods to maturity comparable to the average maturities of such loans, adjusted to the nearest one-eighth of 1 percent, less not to exceed the difference between the adjusted rate determined by the Secretary of the Treasury and 1 percent per annum: Provided, That such a loan may be made only when the Secretary determines that the needs of the applicant for necessary housing cannot be met with financial assistance from other sources including assistance under section 235 or 236 of the National Housing Act.

"(b) Housing and related facilities provided with loans described in subsection (a) shall be located in rural areas; and applicants eligible for such loans under section 502 or 517(a)(1), or for occupany of housing provided with such loans under section 515, shall include otherwise qualified nonrural residents who will become rural residents.

"(c) There shall be reimbursed to the Rural Housing Insurance Fund by annual appropriations the amounts by which nonprincipal payments made from the Fund during each fiscal year to the holders of insured loans described in subsection (a) exceed interest due from

the borrowers during each year; and the Secretary from time to time may issue notes to the Secretary of the Treasury under section 517(h) to obtain amounts equal to such unreimbursed excess payments, pending the annual reimbursement by appropriation."

HOUSING FOR RURAL TRAINEES

SEC. 1002. Title V of the Housing Act of 1949 is amended by adding after section 521 (as added by section 1001 of this Act) the following new section:

"HOUSING FOR RURAL TRAINEES

"SEC. 522. (a) Upon the application of any State or political subdivision thereof, or any public or private nonprofit organization, the Secretary is authorized, after consultation with the Secretary of Labor, the Secretary of Health, Education, and Welfare, the Secretary of Housing and Urban Development, and the Director of the Office of Economic Opportunity, and after the Secretary determines that the housing and related facilities cannot reasonably be provided in any other way, to provide financial and technical assistance for the establishment, in rural areas, of housing and related facilities for trainees and their families who are residents of a rural area and have a rural background, while such trainees are enrolled and participating in training courses designed to improve their employment capability. The selection of training sites and location of housing shall be made only after consideration of a labor area survey and full coordination among all Government agencies having primary responsibility for administering related programs.

"(b) Housing and related facilities assisted under this section shall be safe and sanitary, constructed in the most economical manner, and of modest design, giving due consideration to the purposes to be served and the needs of the occupants, and may, in the discretion of the Secretary, include mobile family quarters. Design and location shall be such as to facilitate, as feasible, the use of such housing and related facilities for other purposes when no longer needed for [illegible]

"(c) The applicant shall contribute the necessary land, or funds to acquire such land, from its own resources, including land

acquired by donation or from funds repayable under subsection (e) or borrowed from other sources.

"(d) No financial assistance shall be made available under this section unless, to the extent and for the periods required by the Secretary, the applicant agrees that --

"(1) such housing will be maintained at all times in a safe and sanitary condition in accordance with standards prescribed by State or local law, or, in the absence of such standards, with requirements prescribed by the Secretary;

"(2) priority shall be given at all times in granting occupancy of such housing and facilities to the trainees and their families described in subsection (a); and

"(3) rentals charged them shall not exceed amounts approved by the Secretary after considering the portion of the actual total family income which the family can afford to pay for rent while meeting its other immediate needs during occupancy.

"(e) The Secretary may make advances pursuant to any contract for financial assistance under this section at such times and in such manner as may be specified in the contract. Such advances for the purchase of land shall be repayable with interest and within a period not to exceed 33 years and may be made upon such security, if any, as the Secretary requires. Advances for other purposes may be made repayable with or without interest or nonrepayable, as determined by the Secretary on the basis of the anticipated income and cost of operation of the housing and related facilities, and the ability of each applicant to finance such facilities. Any advances shall be limited to cover the capital costs of constructing such facilities, plus interest on borrowings to cover such costs.

"(f) Should housing and related facilities assisted pursuant to a contract under this section be sold to an ineligible transferee or diverted to a use other than its primary purpose within a period specified in the contract, all advances made under such contract shall be repaid to the Secretary, up to the amount of the sales price or the fair value of the property as determined by the

Secretary, whichever is higher, with interest from the date of the sale or diversion. If no suitable alternate use of the property is available, as determined by the Secretary, after the purpose of this section can no longer be served, the property shall be returned to its original condition by the recipient of the assistance.

"(g) Interest charged on advances made under this section shall be at a rate, prescribed by the Secretary, which shall be not less than a rate determined by the Secretary of the Treasury taking into consideration the current average market yeield on outstanding marketable obligations of the United States with remaining periods to maturity comparable to the average maturities of such loans, adjusted to the nearest one-eighth of one percent, less not to exceed the difference between the adjusted rate determined by the Secretary of the Treasury and one percent per annum, as determined by the Secretary.

"(h) The Secretary shall prescribe regulations to insure that Federal funds expended under this section are not wasted or dissipated.

"(i) As used in this section: (1) the term 'related facilities' shall include any necessary community rooms or buildings, infirmaries, utilities, access roads, water and sewer services, and the minimum fixed or movable equipment determined by the Secretary to be necessary to make the housing reasonably habitable by trainees and their families; and (2) the term 'trainee' means any person receiving training under any Federally assisted training program.

"(j) There are authorized to be appropriated such sums as may be necessary to carry out this section."

APPROPRIATIONS

SEC. 1003. Section 513 of the Housing Act of 1949 is amended by --

(1) striking out "and (e)" and inserting in lieu thereof "(e)"; and

(2) inserting before the period at the end thereof the following:

"; and (f) such sums as may be required by the Secretary to administer the provisions of sections 235 and 236 of the National Housing Act".

PURCHASE OF LAND FOR BUILDING SITES

SEC. 1004. Section 514(f)(2) of the Housing Act of 1949 is amended by changing the semicolon to a comma and adding the following at the end:

"(C) land necessary for an adequate site;".

TITLE XI - MISCELLANEOUS

MODEL CITIES

SEC. 1101. (a) Section 111(b) of the Demonstration Cities and Metropolitan Development Act of 1966 is amended by--

(1) striking out the word "and" the third time it appears; and

(2) inserting before the period at the end thereof ", and $1,000,000,000 for each of the fiscal years ending on June 30, 1970 and June 30, 1971".

(b) Section 111(c) of such Act is amended to read as follows:

"(c) Any amounts appropriated under this section shall remain available until expended, and any amounts authorized for any fiscal year under this section but not appropriated may be appropriated for any succeeding fiscal year commencing prior to July 1, 1971."

URBAN RENEWAL DEMONSTRATION GRANT PROGRAM

SEC. 1102. (a) Section 314(a) of the Housing Act of 1954 is amended by--

(1) striking out "public bodies, including cities and other political subdivisions, to assist them" and inserting in lieu thereof "to assist"; and

(2) rewriting the second sentence to read as follows:

"No such grant shall exceed the cost, as determined or estimated by the Secretary, of such activities or undertakings, including the cost of writing and publishing the reports on such activities and undertakings."

(b) Section 314(c) of such Act is amended by striking out "$10,000,000" and inserting in lieu thereof "$20,000,000".

AUTHORIZATION FOR URBAN INFORMATION AND TECHNICAL ASSISTANCE SERVICES PROGRAM

SEC. 1103. Section 906 of the Demonstration Cities and Metropolitan Development Act of 1966 is amended to read as follows:

"There are authorized to be appropriated such funds as are necessary to carry out the purposes of this title. All funds so appropriated shall remain available until expended."

ADVANCES IN TECHNOLOGY IN HOUSING AND URBAN DEVELOPMENT

SEC. 1104. (a) Section 1010(d) of the Demonstration Cities and Metropolitan Development Act of 1966 is amended by inserting before the period at the end of the first sentence the following:

", which amounts shall be increased in subsequent fiscal years by such sums as may be necessary".

(b) Section 1010(c) of such Act is amended by striking out "two years" in the second sentence and inserting in lieu thereof "four years".

INTEREST RATE ON COLLEGE HOUSING LOANS

SEC. 1105. (a) Effective with respect to loans for projects for which funds are reserved after June 30, 1968, section 401(c) of the Housing Act of 1950 is amended by striking out all that follows the phrase "which shall be not more than the" and inserting in lieu thereof "rate determined by the Secretary of the Treasury taking into consideration the current average market yield on outstanding marketable obligations of the United States with remaining periods to maturity comparable to the average maturities of such loans, adjusted to the nearest one-eighth of 1 per centum, less not to exceed a rate of 1 per centum per annum as determined by the Secretary of Housing and Urban Development."

(b) Effective with respect to notes or other obligations financing loan contracts for which funds are reserved after June 30, 1968, the second sentence of section 401(e) of such Act is amended by striking out all that follows the phrase "which shall be not more than the" and inserting in lieu thereof "rate determined by the Secretary of the Treasury taking into consideration the current average market yield on outstanding marketable obligations of the United States with remaining periods to maturity comparable to the average maturities of such loans, adjusted to the nearest one-eighth of 1 per centum."

FEDERAL - STATE

TRAINING PROGRAMS

SEC. 1106. (a) Title VIII of the Housing Act of 1964 is amended--

(1) by inserting after "urban centers," in section 801(b) the following: "and with business firms and associations, labor unions, and other interested associations and organizations,";

(2) by striking out "technical and professional people" in sections 801(b) (1) and 802(a) (1) and inserting in lieu thereof "technical, professional, and other persons with the capacity to master and employ such skills"; and

(3) by inserting after "which has responsibility for community development" in sections 801(b) (1) and 802(a) (1) the following: ", or by a private nonprofit organization which is conducting or has responsibility for housing and community development programs".

(b) Section 805 of such Act is amended by inserting "Guam, American Samoa, the Trust Territory of the Pacific Islands," after "the Commonwealth of Puerto Rico,".

ADDITIONAL ASSISTANT SECRETARY OF HOUSING AND URBAN DEVELOPMENT

SEC. 1107. (a) The first sentence of section 4(a) of the Department of Housing and Urban Development Act is amended by striking out "four" and inserting in lieu thereof "five".

(b) Paragraph (87) of section 5315 of title 5, United States Code, is amended by striking out "(4)" and inserting in lieu thereof "(5)".

INTERNATIONAL HOUSING

SEC. 1108. Section 604 of the Housing Act of 1957 is amended to read as follows:

"SEC. 604. (a) The Secretary of Housing and Urban Development may exchange data relating to housing and urban planning and development with other nations and assemble such data from other nations, through participation in international conferences and other means, where such exchange or assembly is deemed by him to be beneficial in carrying out his responsibilities under the Department of Housing and Urban Development Act or other legislation. In carrying out his responsibilities under this subsection the Secretary may--

"(1) pay the expenses of participation in activities conducted under authority of this section including, but not limited to, the compensation, travel expenses and per diem in lieu of subsistence, of persons serving in an advisory capacity while away from their homes or regular places of business in connection with attendance at international meetings and conferences, or other travel for the purpose of exchange or assembly of data relating to housing and urban planning and development; but such travel expenses shall not exceed those authorized for regular officers and employees traveling in connection with said activities; and

"(2) accept from international organizations, foreign countries, and private nonprofit foundations, funds, services, facilities, materials, and other donations to be utilized jointly in carrying out activities under this section.

"(b) International programs and activities carried out by the Secretary under the authority provided in subsection (a) shall be subject to the approval of the Secretary of State for the purpose of assuring that such authority shall be exercised in a manner consistent with the foreign policy of the United States."

LOW-RENT PUBLIC HOUSING--CORPORATE STATUS

SEC. 1109. (a) The first sentence of section 3 of the United States Housing Act of 1937 is amended by striking "a body corporate of perpetual duration to be known as".

(b) Section 17 of such Act is repealed. The capital stock referred to in such section shall be retired, and the sum of $1,000,000 represented by such stock shall be returned to the Treasury of the United States.

(c) Such Act is amended by adding a new section 17 as follows:

"SEC. 17. In the performance of, and with respect to, functions, powers, and duties under this Act, the Secretary shall have (in addition to any authority otherwise vested in him) the functions, powers, and duties set forth in subsections (a), (b), and (e) of section 402 of the Housing Act of 1950."

(d) Section 101 of the Government Corporation Control Act is amended by striking out "Federal Public Housing Authority (or United States Housing Authority) and including public housing projects financed through appropriated funds and operations thereof;".

ELIGIBILITY FOR RENT SUPPLEMENT PAYMENTS

SEC. 1110. Notwithstanding any other provision of law respecting the date after which a mortgage must have been approved for mortgage insurance under section 221(d)(3) of the National Housing Act, the Secretary of Housing and Urban Development is authorized to make, and contract to make, rent supplement payments under the provisions of section 101 of the Housing and Urban Development Act of 1965 to the owners of housing projects known as the 114th Street Rehabilitation Project and the 114th Street Rehabilitation Project No. 2, in New York City, N.Y., (Project Numbers 012-33501 and 012-33512).

CONSOLIDATION OF LOW-RENT PUBLIC HOUSING PROJECTS IN THE DISTRICT OF COLUMBIA

SEC. 1111. All projects now operated and maintained by the National Capital Housing Authority pursuant to title I of the District of Columbia Alley Dwelling Act are deemed to be low-rent housing projects and may be consolidated, pursuant to section 15(6) of the United States Housing Act of 1937, into any contract of annual contributions covering projects maintained and operated pursuant to title II of the Alley Dwelling Act.

EARTHQUAKE STUDY

SEC. 1112. Section 5 of the Southeast Hurricane Disaster Relief Act of 1965 is amended by striking out "three years after the appropriation of funds for this study" and inserting in lieu thereof "June 30, 1969".

TECHNICAL AMENDMENTS

SEC. 1113. (a) Section 110(c) of the Housing Act of 1949 is amended by striking "paragraphs (7), (8), and (9)" in the second unnumbered paragraph following the numbered paragraphs and inserting in lieu thereof "paragraphs (7), (8), (9), and (10)".

(b) Section 110(d) of the Housing Act of 1949 is amended by deleting "clauses (2), (3)" and inserting in lieu thereof "clauses (2), (3), (7)".

(c) Section 110(e) of the Housing Act of 1949 is amended by striking out "and (9)" in clause (i) and inserting in lieu thereof "(9), and (10)".

(d) Section 1101 (c) (3) of the National Housing Act is amended by inserting "from the beginning of amortization of the mortgage" immediately after "twenty-five years".

(e) Section 213(o) of the National Housing Act is amended by adding at the end thereof four new sentences as follows: "Moneys in the Cooperative Management Housing Insurance Fund not needed for current operations of the fund shall be deposited with the Treasurer of the United States to the credit of the Cooperative Management Housing Insurance Fund or invested in bonds or other obligations of, or in bonds or other obligations guaranteed as to principal and interest by, the United States. The Secretary may, with the approval of the Secretary of the Treasury, purchase in the open market debentures which are the obligations of the Cooperative Management Housing Insurance Fund. Such purchases shall be made at a price which will provide an investment yield of not less than the yield obtainable from other investments authorized by this subsection. Debentures so purchased shall be canceled and not reissued."

(f) Section 810(e) of the National Housing Act is amended by--

(1) striking "private corporation, association, cooperative society, or trust" in the first sentence and inserting in lieu thereof "mortgagor approved by the Secretary", and

(2) striking "corporation, association, cooperative society, or trust" in the third and fourth sentences and inserting in lieu thereof "mortgagor".

SH & ADAMS
AR ERS
Mo
38 Peachtree Circle, N. E.
Atlanta, Georgia
30309

DEPARTMENT _____ SHEET NO. _____
COMPUTED BY _____ DATE _____
CHECKED BY _____ JOB _____

TO: Bob

FROM: Moreland

DATE: July 2, 1968

SUBJECT: SWAP - Special Report

755-7217

If it meets with your approval, I would like to work all of the contacts on the above with Mr. Schonneberg through you. It would seem to me this would cut down on potential misunderstanding as well as make it much simpler for Mr. Schonneberg. *

I agree with what I understand to be your present thought that his efforts be directed toward a Special Report rather than an article for NEW SOUTH, or as a separate publication similar to "NEIGHBORHOODS Where Human Relations Begin." *

It is my understanding that Mr. Schonneberg stated yesterday that he had all information on SWAP - or could handle Mrs. Clayton's part.

It is still my opinion that a SWAP recounting is very important. This should cover:

1. Organization
   The how
   The why

2. Objectives

3. Operation

4. Accomplishments
   Resources
   Reasons

5. Failures
   Reasons

SHE ARC Mon 38 Peachtree Circle, N. E. Atlanta, Georgia 30309 ADAMS RS
DEPARTMENT
COMPUTED BY
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DATE
JOB

6. In light of above recommendations - "Where to SWAP?" as well as advice to other neighborhood efforts in the future

77. What is possible and not possible to be accomplished by a neighborhood without (a) a metropolitan approach, (b) single economic market, (c) effective local ordinances with budgeted support.

8. Pitfalls - see the new Republic article enlarge on this. Also, NCAH Citizens Guide. (This possibly should be handled as a separate study by a legal person like Mr. Lewis Cenker).

It will be interesting to see that Mr. Schonneberg comes up with. I must say that I do feel we will have to resort to our original resource.

I would also like to emphasize that with the passage of the 1968 Civil Rights Bill, a SWAP coverage is more than ever important!

Morland

Moreland

M-E-M-O-R-A-N-D-U-M

November 4, 1970

To: Mrs. Nobbie Morgan
Mr. Emory Via

From: Moreland Griffith Smith
Arthur C. Campbell
Clarence E. Wright, Jr.

Re: Supplementary Assistance

The Community Organization - Housing and Planning Program employs five (5) full-time professionals. The secretarial and clerical needs of these individuals constitute Miss Varner's workload. Although Miss Varner's performance and endeavors have been exemplary and satisfactory to all parties involved, the sheer volume of work necessitates additional stenographic assistance.

There are two (2) alternatives for dealing with this situation: To employ an additional secretary for these two projects or to devise a specific plan through which the workload could be more evenly distributed among the present secretarial pool. Using either of these alternatives, we would like to develop and implement a more specific arrangement.

We further suggest that whatever arrangement is decided upon, be tried for no more than six (6) months and at that time be re-assessed for improvement.

Please advise us when we can have a conference regarding this.

SIGNED: Moreland G. Smith
Arthur C. Campbell
Clarence E. Wright, Jr.

"A" CUH-2-8

For Discussion Purposes Only

Fourth Draft
February 6, 1968

Memorandum of Agreement on Rehabilitation Work

The Congress has declared "...that improving the quality of urban life is the most critical domestic problem facing the United States. The persistence of widespread urban slums and blight, the concentration of persons of low income in older urban areas, and the unmet needs for additional housing and community facilities and services arising from the rapid expansion of our urban population have resulted in a marked deterioration in the quality of the environment and lives of large numbers of our people while the Nation as a whole prospers."

The Demonstration Cities and Metropolitan Development Act of 1966 further provides that a city program is eligible for assistance only if the program provides "...maximum opportunities for employing residents of the area in all phases of the program, and enlarged opportunities and training." It also provided that in carrying out the program "...the fullest utilization possible will be made of private initiative and enterprise..."

In order to facilitate these objectives of national policy, particularly the urgent task of rebuilding our cities with special reference to the rehabilitation of housing in central cities, and to contribute to the development of the requisite manpower, the

Building and Construction Trades Department, AFL-CIO, in behalf of its affiliated international unions, and various national associations of contractors enter into the following memorandum of agreement predicated on the view that the federal, state and local governments proceed to implement the declared objectives by appropriate financial, contracting and administrative actions.

I. Local Supplements

In addition to this general memorandum of agreement, local supplements shall be negotiated applicable to each metropolitan area setting forth the applicable wage rates and certain other conditions of employment in view of the wide diversity among cities in wages, conditions of employment and types of residential construction.

a. Such local supplements shall not be in conflict with this memorandum.

b. Final responsibility for local supplements shall rest with the international unions and national associations of contractors signatory hereto.

c. Each local supplement shall provide for a joint administrative committee comprised of representatives of the local unions and contractor associations in the metropolitan area. The local joint administrative committee shall be available for consultation with appropriate agencies of local government and local community

groups, and shall perform such other functions as assigned in this agreement or the local supplement.

d. Representatives of the Building and Construction Trades Department and its constituent international unions and the national associations of contractors shall be available to assist with and participate in the negotiations of local supplements.

II. Scope of Work

This agreement shall apply to rehabilitation work on residential structures in urban areas involving the use of governmental funds, in whole or part, or governmental guarantees, subsidies or low interest, in demolition, repair, alterations and rehabilitation operations. This agreement shall also apply to new construction of low-cost housing up to four stories, involving financial support of governments, in the same or adjacent blocks with rehabilitation projects within the scope of this agreement. This agreement shall not apply to new construction of public buildings, industrial plants, highways, transportation facilities, other apartments, and the like.

III. Employment of Residents of the Area

In accordance with the provisions of the Demonstration Cities and Metropolitan Development Act of 1966, the work force performing rehabilitation and construction work within the scope of this agreement shall include residents of the area.

a. If residents of the area are qualified, they shall be paid the laborers or mechanics rate provided in the local supplement. If they are not so qualified, they shall be designated as trainees.

b. Trainees who have had experience with construction work operations shall be given preference in employment opportunities. Trainees shall be employed at a scale identical to that paid an apprentice to the applicable skilled trade, or at a wage classification of a trade, depending upon the performance of the trainee. The determination of the appropriate wage classification or apprentice rate of a resident of the area with some construction experience shall be made by the local joint administrative committee provided for in I(c) above on the basis of objective tests or the record of performance of the individual.

c. Other trainees without construction experience shall be paid an appropriate step in the apprenticeship scale, or wage classification of a craft or trade, if they meet the standards previously established for apprenticeship or for such trade, or, if they do not meet such standards, they shall be paid a trainee wage rate specified in the local supplement.

d. In the recruitment of such residents of the area, or trainees, it is recommended that the local supplement provide for a procedure for the recruitment, preliminary screening of applicants from the area and preliminary training before on-site work.

Such preliminary training shall include orientation to work operations and to safety. Such a procedure should be developed by the local joint administrative committee provided for in I(c) above in cooperation with representatives of federal and local governmental agencies and local community groups.

e. It is recommended that the local supplemental agreement provide for additional instruction and basic education for such residents of the area as may benefit from such instruction, as available under government manpower programs. These programs may result in the work week for such trainees, at least for a period, being divided between on-site work and specified classroom instruction.

f. The trainees shall select or be assigned to on-site work with a particular craft or with laborers. The same trainee rate shall apply to all trainees regardless of such assignment. A trainee shall hold such classification for no longer than one year, after which he shall be expected to be advanced to a step on the apprenticeship scale or laborers or trade classification, provided he can demonstrate qualification. Nothing herein shall preclude earlier advancement if qualification be demonstrated.

g. Each local supplement shall establish the proportion of residents of the area relative to mechanics and laborers to be used in the construction operations covered by this agreement, recognizing

that the proportion may vary with the type of work operations on a project.

h. The determination of the size of the work force, the allocation of work to employees, establishment of quality standards and judgment of workmanship required, and the maintenance of discipline shall be the responsibility of the responsible general or specialty contractor.

IV. Economic Conditions

a. The wage rates, overtime rates and fringes specified in the local supplemental agreements as applicable for rehabilitation and construction work within the scope of this agreement for laborers, mechanics, apprentices and trainees shall be reported to the Davis-Bacon Division of the U. S. Department of Labor and submitted for approval as the applicable predetermined wages and fringes for rehabilitation and construction work within the scope of this agreement.

b. In the negotiation of local supplements to this agreement consideration should be given to the possibility of achieving a guaranteed work week in exchange for concessions on the wage scale or overtime rates in view of the possibility of arranging work operations on a continuing basis.

c. Where local agreements for normal construction operations provide for contributions to health and welfare, pension and

similar plans, local supplements for rehabilitation and construction work within the scope of this agreement shall provide that such contributions not be made for trainees, whether paid at the trainee rate or at a step in the apprentice scale or at a wage classification rate. In the establishment of the wage rate for trainees, and in making payments to trainees on apprentice scales or wage classification rates, an explicit allowance shall be made in lieu of fringe benefits.

d. Provision should be made in local supplements for uniform starting times and for shift work at shift rates.

V. Jurisdiction

It is recognized by the unions that the work operations covered by this agreement may not lend themselves to conventional work jurisdiction assignments as applied in commercial and industrial construction. The work operations within the scope of this agreement as a matter of practicality may require mixed crews for many types of operations. The contractors agree, in turn, to give due regard as practical to conventional jurisdictional lines. In no event shall there be any work stoppage over the administration of this provision.

a. In advance of the start of each significant rehabilitation project, the responsible contractors and representatives of the affected unions are to meet to seek an understanding on the application

of this article to the rehabilitation and construction work operations within the scope of this agreement that are planned.

b. Any controversy over jurisdiction on work within the scope of this agreement shall be handled under this agreement rather than through the established jurisdictional machinery of the building and constructionindustry.

VI. Dispute Settlement Procedure and No-Strike, No-Lockout

a. Any dispute arising over the administration or interpretation of this memorandum of agreement, or any local supplement, including any controversy over V above, shall be reviewed and every effort made to settle the matter at the work site or through the responsible officers of the local unions, building trades council and local contractor associations in the metropolitan area, and through the local joint administrative committee.

b. Only if the dispute cannot be so adjusted shall the dispute be presented to national or international unions or the national contractor associations or the national joint administrative committee for resolution.

c. There shall be no strike or lockout during the term of this agreement.

VII. Operation of the Agreement and Duration

This agreement and the applicable local supplement shall be operative when signed by the contractor or builder to perform the

work and the local unions or by the international unions in their behalf. This agreement shall run from year to year from the date of this agreement, and may be reopened by any party on ninety days written notice to the other parties.

VIII. Subcontracting

Any contractor bound by this agreement shall notify each subcontractor of the provisions of this agreement and applicable local supplements and require any such subcontractor performing work within the scope of this agreement to conform to the provisions of this agreement and the applicable local supplements. The historical subcontracting practices of the industry shall not be disturbed by this agreement.

IX. National Joint Administrative Committee

There shall be established a committee representative of the Department and international unions and of the national associations of contractors to oversee the administration of this agreement. The committee shall be available for consultation with appropriate agencies of government regarding the operation and administration of this agreement. Issues or problems affecting the operation of this agreement or any local supplement may be initiated by a local joint administrative committee or any national labor or management organization party to the agreement.

Items for Discussion and Resolution with Federal Government

1. What can be done to insure that large scale rehabilitation operations are possible in some key cities? The large scale need not preclude bringing smaller contractors -- including Negro contractors -- into the program as subcontractors to one or a few prime contractors in a city.

2. What is to be the bidding system? Or is it possible to designate prime construction contractors for managerial and supervisory roles -- to supervise flow of work, orderly movement of residents, negotiate labor agreements, etc.?

3. What are to be the specifications for rehabilitation projects? What standards are to apply? Who is to set them, and what system of inspection is to be used?

4. What mechanism is to be used to coordinate training grants with rehabilitation work so as to reduce delays and red tape?

5. What procedures can the government agencies establish to deal directly with a top committee representative of the industry?

6. What cities should be approached first for local supplements?

"B" CUH-2-9

For Discussion Purposes Only

Fourth Draft
February 6, 1968

Memorandum of Agreement on Rehabilitation Work

The Congress has declared "...that improving the quality of urban life is the most critical domestic problem facing the United States. The persistence of widespread urban slums and blight, the concentration of persons of low income in older urban areas, and the unmet needs for additional housing and community facilities and services arising from the rapid expansion of our urban population have resulted in a marked deterioration in the quality of the environment and lives of large numbers of our people while the Nation as a whole prospers."

The Demonstration Cities and Metropolitan Development Act of 1966 further provides that a city program is eligible for assistance only if the program provides "...maximum opportunities for employing residents of the area in all phases of the program, and enlarged opportunities and training." It also provided that in carrying out the program "...the fullest utilization possible will be made of private initiative and enterprise..."

In order to facilitate these objectives of national policy, particularly the urgent task of rebuilding our cities with special reference to the rehabilitation of housing in central cities, and to contribute to the development of the requisite manpower, the

Building and Construction Trades Department, AFL-CIO, in behalf of its affiliated international unions, and various national associations of contractors enter into the following memorandum of agreement predicated on the view that the federal, state and local governments proceed to implement the declared objectives by appropriate financial, contracting and administrative actions.

I. Local Supplements

In addition to this general memorandum of agreement, local supplements shall be negotiated applicable to each metropolitan area setting forth the applicable wage rates and certain other conditions of employment in view of the wide diversity among cities in wages, conditions of employment and types of residential construction.

a. Such local supplements shall not be in conflict with this memorandum.

b. Final responsibility for local supplements shall rest with the international unions and national associations of contractors signatory hereto.

c. Each local supplement shall provide for a joint administrative committee comprised of representatives of the local unions and contractor associations in the metropolitan area. The local joint administrative committee shall be available for consultation with appropriate agencies of local government and local community

groups, and shall perform such other functions as assigned in this agreement or the local supplement.

d. Representatives of the Building and Construction Trades Department and its constituent international unions and the national associations of contractors shall be available to assist with and participate in the negotiations of local supplements.

II. Scope of Work

This agreement shall apply to rehabilitation work on residential structures in urban areas involving the use of governmental funds, in whole or part, or governmental guarantees, subsidies or low interest, in demolition, repair, alterations and rehabilitation operations. This agreement shall also apply to new construction of low-cost housing up to four stories, involving financial support of governments, in the same or adjacent blocks with rehabilitation projects within the scope of this agreement. This agreement shall not apply to new construction of public buildings, industrial plants, highways, transportation facilities, other apartments, and the like.

III. Employment of Residents of the Area

In accordance with the provisions of the Demonstration Cities and Metropolitan Development Act of 1966, the work force performing rehabilitation and construction work within the scope of this agreement shall include residents of the area.

Insert * here (see following sheet)

* Insert --

It is assumed that residents of the area will fall into three levels of skill and experience with respect to construction work:

1) Individuals who are fully qualified and skilled journeymen or experienced construction laborers.

2) Individuals who are partially skilled having worked as laborers, helpers, or handymen and who will be referred to below as Advanced Trainees.

3) Individuals who have had no construction experience, may lack adequate formal education, proper work habits and motivation, and who will therefore require pre-job orientation and training and who are hereafter referred to as Trainees.

a. If residents of the area are qualified, they shall be paid the laborers or mechanics rate provided in the local supplement. If they are not so qualified, they shall be designated as Advanced Trainees or Trainees.

b. Advanced Trainees ~~who have had experience with construction work operations~~ shall be given preference in employment opportunities. Advanced Trainees shall be employed at a scale identical to that paid an apprentice to the applicable skilled trade, or at a wage classification of a trade, depending upon the performance of the trainee. The determination of the appropriate wage classification or apprentice rate for such advanced trainees ~~of a resident of the area with some construction experience~~ shall be made by the local joint administrative committee provided for in I(c) above on the basis of objective tests or the record of performance of the individual.

c. Other trainees without construction experience shall be paid the entrance rate for apprentices ~~an appropriate step~~ in the apprenticeship scale, or wage classification of a craft or trade, if they meet the standards previously established for apprenticeship or for such trade, or, if they do not meet such standards, they shall be paid a trainee wage rate specified in the local supplement, which trainee rate shall be below that of lowest apprentice rate or laborers rate.

d. In the recruitment of such residents of the area, or trainees, it is recommended that the local supplement provide for a procedure for the recruitment, preliminary screening of applicants from the area and preliminary training before on-site work, for those trainees who have had no prior construction experience.

Such preliminary training shall include orientation to work operations and to safety. Such a procedure should be developed by the local joint administrative committee provided for in I(c) above in cooperation with representatives of federal and local governmental agencies and local community groups.

e. It is recommended that the local supplemental agreement provide for additional instruction and basic education for such residents of the area as may benefit from such instruction, as available under government manpower programs. These programs may result in the work week for such trainees, at least for a period, being divided between on-site work and specified classroom instruction.

f. The trainees shall select or be assigned to on-site work with a particular craft or with laborers. Except for Advanced Trainees as indicated in (b) above, The same trainee rate shall apply to all trainees regardless of such assignment. A trainee shall hold such classification for no longer than one year, after which he shall be expected to be advanced to the category and appropriate Wage Scale for an Advanced Trainee ~~[to a step on the apprenticeship scale or laborers or trade classification]~~, provided he can demonstrate qualification. Nothing herein shall preclude earlier advancement if qualification be demonstrated.

g. Each local supplement shall establish the proportion of residents of the area relative to mechanics and laborers to be used in the construction operations covered by this agreement, recognizing

that the proportion may vary with the type of work operations on a project.

h. The determination of the size of the work force, the allocation of work to employees, establishment of quality standards and judgment of workmanship required, and the maintenance of discipline shall be the responsibility of the employing ~~responsible~~ general or specialty contractor.

IV. Economic Conditions

a. The wage rates, overtime rates and fringes specified in the local supplemental agreements as applicable for rehabilitation and construction work within the scope of this agreement for laborers, mechanics, apprentices and trainees shall be reported to the Davis-Bacon Division of the U. S. Department of Labor and submitted for approval as the applicable predetermined wages and fringes for rehabilitation and construction work within the scope of this agreement.

b. In the negotiation of local supplements to this agreement consideration should be given to the possibility of achieving a guaranteed work week in exchange for concessions on the wage scale or overtime rates in view of the possibility of arranging work operations on a continuing basis.

c. Where local agreements for normal construction operations provide for contributions to health and welfare, pension and

similar plans, local supplements for rehabilitation and construction work within the scope of this agreement shall provide that such contributions not be made for either Advanced Trainees or trainees, whether paid at the trainee rate or at the applicable Advanced Trainee rate outlined in (b) above. ~~a step in the apprentice scale or at a wage classification rate.~~ In the establishment of the wage rate for trainees, and Advanced Trainees and Advanced Trainees and in making payments to trainees, ~~on apprentice scales or wage classification rates~~, an explicit allowance shall be made in lieu of fringe benefits.

d. Provision should be made in local supplements for uniform starting times and for shift work at shift rates.

V. Jurisdiction

It is recognized by the unions that the work operations covered by this agreement may not lend themselves to conventional work jurisdiction assignments as applied in commercial and industrial construction. The work operations within the scope of this agreement as a matter of practicality may require mixed crews for many types of operations. The contractors agree, in turn, to give due regard as practical to conventional jurisdictional lines. In no event shall there be any work stoppage over the administration of this provision.

a. In advance of the start of each significant rehabilitation project, the responsible contractors and representatives of the affected unions are to meet to seek an understanding on the application

of this article to the rehabilitation and construction work operations within the scope of this agreement that are planned.

b. Any controversy over jurisdiction on work within the scope of this agreement shall be handled under this agreement rather than through the established jurisdictional machinery of the building and constructionindustry.

VI. Dispute Settlement Procedure and No-Strike, No-Lockout

a. Any dispute arising over the administration or interpretation of this memorandum of agreement, or any local supplement, including any controversy over V above, shall be reviewed and every effort made to settle the matter at the work site or through the responsible officers of the local unions, building trades council and local contractor associations in the metropolitan area, and through the local joint administrative committee.

b. Only if the dispute cannot be so adjusted shall the dispute be presented to national or international unions or the national contractor associations or the national joint administrative committee for resolution. This shall include appeals by residents of the area that they have not been properly classified under the procedures provided for in III b above.

c. There shall be no strike or lockout during the term of this agreement.

VII. Operation of the Agreement and Duration

This agreement and the applicable local supplement shall be operative when signed by the contractor or builder to perform the

work and the local unions or by the international unions in their behalf. This agreement shall run from year to year from the date of this agreement, and may be reopened by any party on ninety days written notice to the other parties.

VIII. Subcontracting

Any contractor bound by this agreement shall notify each subcontractor of the provisions of this agreement and applicable local supplements and require any such subcontractor performing work within the scope of this agreement to conform to the provisions of this agreement and the applicable local supplements. The historical subcontracting practices of the industry in the local area shall not be disturbed by this agreement.

IX. National Joint Administrative Committee

There shall be established a committee representative of the Department and international unions and of the national associations of contractors to oversee the administration of this agreement. The committee shall be available for consultation with appropriate agencies of government regarding the operation and administration of this agreement. Issues or problems affecting the operation of this agreement or any local supplement may be initiated by a local joint administrative committee or any national labor or management organization party to the agreement, or any resident of the area who contends he has been improperly classified.

1-23-68

METRO DENVER FAIR HOUSING CENTER, INC.
130 West Twelfth Avenue
Denver, Colorado 80204

SPECIAL ANNOUNCEMENTS

1. There will be an Open-House at the Fair Housing Center's main office, 130 West Twelfth Avenue (between Acoma and Bannock), from 10:00 a.m., to 4:00 p.m., on Friday, January 26th. This is a good opportunity to see how the Center operates and to meet the staff.

2. Mrs. Manuel Greenberg, past president of the Littleton Council on Human Relations, and perpetual friend of the Fair Housing Center, will receive the "Dolls for Democracy" Human Relations award for 1968, from the B'nai B'rith Women-Anti-Defamation League at their Annual Conference beginning at 9:00 a.m., Tuesday, February 13 at Temple Emmanuel, 51 Grape Street. The public is invited. Reservations should be phoned to Mrs. Ben Jacobs, 355-5734, or Mrs. Sam Singer, 534-4876.

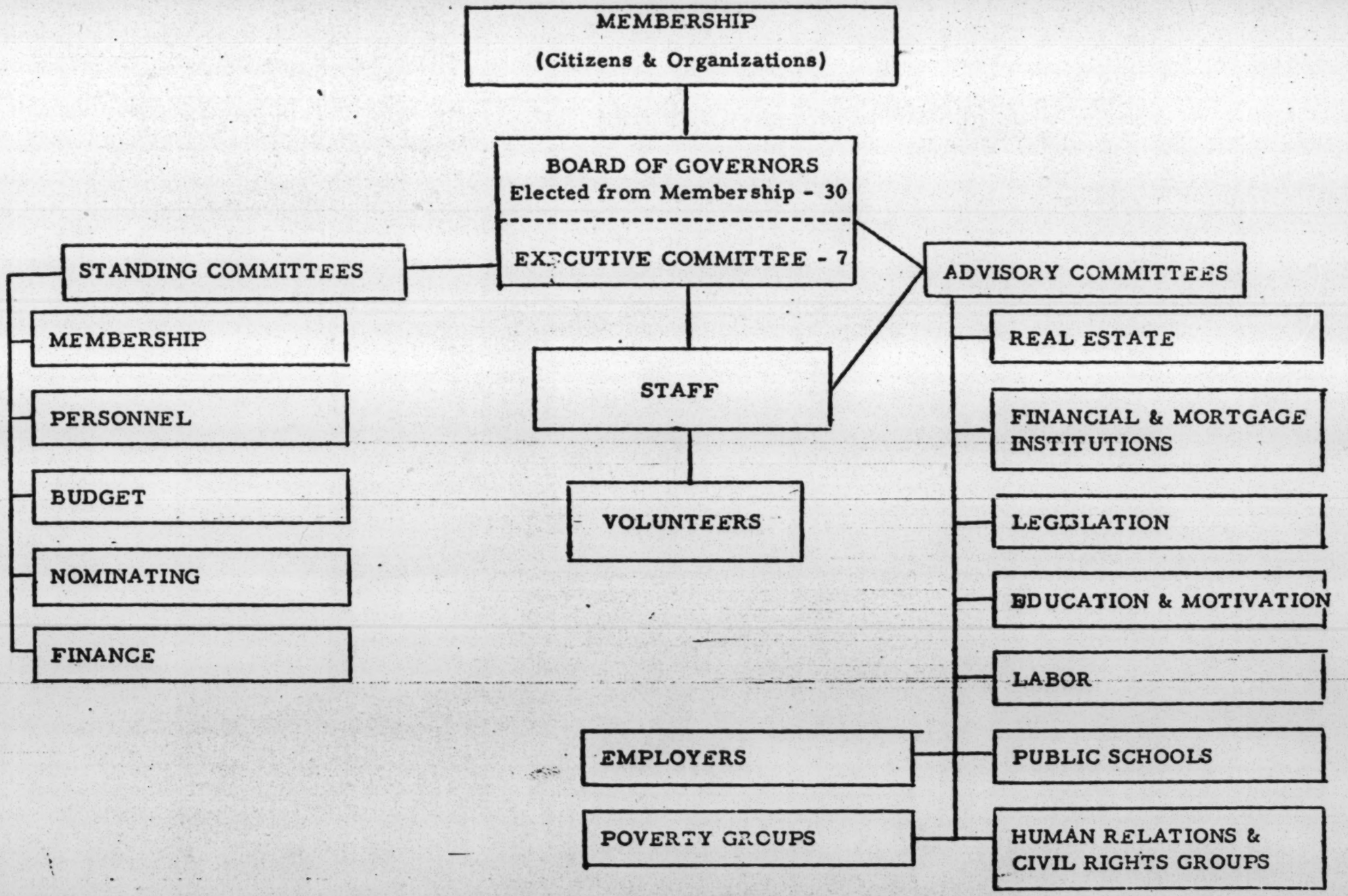
3. Mr. Richard E. Young, Chairman of the Board of Governors of the Fair Housing Center, and Vice-Chairman of the Denver Commission on Community Relations, will receive the Annual Human Relations Award of the Beth Joseph Synagogue Men's Club at its fourteenth Annual Friendship Meeting in the Social Hall of the Synagogue, East Eighth Avenue and Holly Street. The public is invited.....admission $1.25. Reservations should be phoned to the Synagogue office, 355-7341, by February 15.

4. Mrs. Charles Fraser, member of the Executive Committee of the Fair Housing Center, and active member of the Littleton Human Relations Council, was named 1967 Woman of the Year in Littleton by the Littleton Independent.

5. L. A. R. A. S. A. is holding its third Annual Meeting on Saturday, January 27, 1968, at the Cosmopolitan Hotel, beginning at 10:00 a.m. Mr. Armando M. Rodriguez, Chief, Mexican Affairs Unit, Department of Health, Education, and Welfare, Office of Education, Washington, D. C., will be guest speaker. R. S. V. P. to 255-0309. $3.00.

6. The American GI Forum will present a symposium entitled, "Will the Mexican American Riot?", at City Auditorium, 14th at Curtis, on Sunday, January 28, at 8:00 p.m. Admission $1.50....no reservations necessary.

PROPOSED ORGANIZATIONAL STRUCTURE



METRO DENVER FAIR HOUSING CENTER, INC.

NOMINATING COMMITTEE REPORT

January 23, 1968

THREE-YEAR TERMS

WARREN ALEXANDER
Home: 3540 Ivanhoe Street
Business: Colorado Civil Rights Commission, State Services Building
Work: Assistant Director
Interest: Member, MDFHC Board and Executive Committee. Former Chairman, Fair Housing Council.
Organizations: President, Interagency Organizations; Park Hill Civic Assn.

HELEN AMTER
Home: 1155 Ash Street, Apt. 1207
Interest: Member, MDFHC Board and Executive Committee; Membership Chairman, MDFHC.
Organizations: United Negro College Fund; City Park Manor Board; G.I. Forum Board.

JAMES BRAMAN
Business: Denver Planning Commission, Suite 800, 810-14th Street
Work: Director
Interest: Member, MDFHC Board
Organizations: Inter-County Regional Planning Commission; American Inst. of Planners.

JOHN BREWSTER
Home: 2962 E. Peakview Circle, Littleton
Business: Reynolds, Merrill, Brunson & Associates, 200 Filmore
Work: Management Consultant
Interest: Civil Rights; Personnel Work.

MARY CHAVEZ
Home: 1910 Grove Street
Business: Denver Opportunity, 810-14th Street
Work: Reproduction Machine Operator
Interest: Member, MDFHC Board and Executive Committee.

VIRGINIA FRASER
Home: 6757 Southridge Lane, Littleton
Interest: Member, MDFHC Board and Executive Committee
Organizations: Littleton Council for Human Relations

ROBERT GAY
Home: 10705 Allendale Drive, Arvada
Business: Dow Chemical
Work: Plant Engineering Supervisor
Interest: Member, MDFHC Board; Member, Fair Housing Council.
Organizations: Jefferson County Human Relations Council; New Hope Baptist Activities.

FREDERICK NORMAN
Home: 9242 E. Evans Way
Business: Lowry Air Force Base, Department of Avionics
Work: Instructor
Interest: Member and Treasurer, MDFHC Board.
Organizations: Denver Commission on Community Relations; President, Progressive Investors.

SHELLY RHYM
Home: 1558 Lowell Boulevard
Business: University of Colorado & Model Cities Resident Participation Program.
Work: University of Colorado Community Relations Office
Organizations: Former coordinator for DO Young Adult Centers.

RICHARD E. YOUNG
Home: 2345 Elm Street
Business: Tweedy, Mosley, Aley & Young; 1700 Broadway
Work: Attorney
Interest: Chairman, MDFHC Board; Vice Chairman, National Committee Against Discrimination in Housing
Organizations: Vice Chairman of Commission on Community Relations; Park Hill Action Council.

TWO-YEAR TERMS

DEWITT K. BINKLEY
Home: 951 Lafayette
Business: Central Bank & Trust, 15th & Arapahoe
Work: Vice President
Interest: Member, MDFHC Board and Executive Committee.

JAMES BURRESS
Home: 3290 Leyden
Business: Social & Rehabilitation Service, Regional Department of Health, Education and Welfare, Federal Building, 19th & Stout
Work: Regional Commissioner
Interest: Member, MDFHC Board
Organizations: North East Park Hill Civic Association, NAACP, National Rehabilitation Association

LORRAINE NAVARRO
Home: 345 Bannock
Business: Denver Opportunity Neighborhood Health Center, 29th & Welton
Work: Dental Technician
Interest: Representative of Westside Area.

PHILIP PERDEW
Home: 1123 West 14th Avenue
Business: University of Denver
Work: Professor
Interest: Member, MDFHC Board and Executive Committee.

DAVE SMITH
Home: 2645 Madison Street
Business: Dave Smith Realty, 2015 East 26th Avenue
Work: Real Estate Broker
Interest: Real Estate Sales and Finance
Organizations: Denver Career Service; President, Realtists Association.

CHARLES TAFOYA
Home: 841 Bronco Road
Business: LARASA, 1375 Delaware
Work: Director
Interest: Member and Vice Chairman, MDFHC Board
Organizations: G. I. Forum, Eastside Action Center, Curtis Park Community Center.

ROBERT UYEDA
Home: 470 South Canosa Court
Business: Denver District Court
Work: Division Clerk
Interest: Member, MDFHC Board
Organizations: Japanese American Citizens League.

RUTHE YOST
Home: 2133 South Humboldt
Business: University of Denver, Student Counseling
Interest: Member, MDFHC Board.

LOU ESQIVEL
Home: 2760 South Bryant
Business: Neighborhood Youth Corps, 810 14th Street
Work: Counselor
Interest: Representative of southwest neighborhood
Organizations: Transportation Committee of Model Cities Program.

BRUCE ROCKWELL
Business: Colorado National Bank, 17th & Champa
Work: Senior Vice President
Organizations: Denver Downtown Improvement Association.

ONE-YEAR TERMS

ERMA ASHLOCK
Home: 3448 Clayton
Work: Clerk
Interest: Representative of Eastside neighborhood

MILDRED BIDDICK
Home: 1901 East 13th Avenue
Business: Metro College
Work: Teacher
Interest: Member, MDFHC Board and Executive Committee; Educational Institution Liaison for MDFHC.

BEA BRANSCOMB
Home: 2287 Bellaire
Business: State Planning Office
Interest: Member, MDFHC Board and Executive Committee
Organizations: Park Hill Action Committee

CARL DIXON
Home: 2810 Iliff Street
Business: IBM
Work: Manager of Operations
Interest: Member, MDFHC Board and former Chairman
Organizations: Vice President, National Committee of Plans for Progress.

JOHN HASSELBLAD
Business: Van Schaack & Co., 624 - 17th Street
Work: Vice President
Interest: Member, MDFHC Board
Organizations: Denver Board of Realtors; National Association of Real Estate Boards.

JUNE HATCHER
Home: 5410 Umatilla
Interest: Representative of northside neighborhood
Organizations: St. Patricks Activities Groups

RICHARD HENRY
Home: 2045 Ash Street
Business: First Unitarian Church, 1400 Lafayette
Work: Minister
Interest: Member, MDFHC Board
Organizations: Religious Council on Human Relations.

NICHOLAS MAKRIS
Home: 3692 South Newport Way
Business: Capital Life Center
Work: Attorney
Interest: Volunteered Legal Services

CONNIE SISNEROS
Home: 995 Knox Court
Interest: Civil Rights
Organizations: Chairman, Colorado Civil Rights Commission.

GEORGE TURNER
Home: 2971 Newport
Business: Curtis Park Community Center, 2940 Curtis
Work: Executive Director

- -

ALTERNATE

SHELDON STEINHAUSER
Business: Anti-Defamation League, 623 Empire Building
Work: Mountain States Regional Director
Interest: Member, MDFHC Board.

METRO DENVER FAIR HOUSING CENTER, INC.

REPORT OF THE EXECUTIVE DIRECTOR

THE YEAR WHICH HAS BECOME HISTORY -

January - Center offices located in the Interstate Trust Building at Lawrence and 16th - space shared with Denver Area Council of Churches.

- Mrs. Janet Fredricks was Executive Secretary - in charge of office and coordinating work of volunteers.

- Mrs. Arthur Branscombe was working full time in public relations and education.

- Two secretaries, one full-time, and the other part time, shared office work with four Neighborhood Youth Corps Trainees.

- A corp of volunteers worked regularly as Housing Aides, office volunteers, and researchers.

- During these early months of 1967, office and personnel expenses were borne by a grant from the State of Colorado.

April - With a grant from the Denver City Council through the City Commission on Community Relations, an Executive Director, Reverend Robinson G. Lapp, was hired. He assumed his duties on April 17.

May - The Center's offices were moved to ground level quarters at 130 West Twelfth Avenue, near downtown Denver, and easily accessible to Denver's minority populations. Dedication ceremonies were held on May 28. (The former part-time secretary, Mrs. Emanuel Arellano, became a full-time employee.)

June - Announcement was received that an OEO Low Income Housing Demonstration Grant had been made to the Center. This grant was for $172,460.00 for a one-year program.

July - Job Descriptions for new staff positions were determined. Program plans for staff expansion and Center services were detailed. The NYC Trainee program was reduced to two girls. A fiscal system was designed by Arthur Andersen & Company.

August - Interviews for Low Income Housing Demonstration staff were held. Over 300 applicants were seen. An Associate Director for the Demonstration Project, an Assistant for Housing Services, an Assistant for Low Income Housing Development, a Fiscal Officer, a Public Relations Director, and an Administrative Assistant were hired.

September - The new staff personnel began work. The Assistant Director for Housing Services interviewed and hired seven Housing Specialists, five of whom were assigned to the five Neighborhood Action Council Centers of DO (Denver's War on Poverty). All Housing Services personnel were given an intensive three-week training program before being assigned to their tasks. A secretary was hired for the Public Relations Department. A drive to secure individual members of the Center went into full-swing.

October - An application for private foundation funding for expanded comprehensive services was prepared. Three staff assistants and Chairman, Richard E. Young traveled to New York to present the story to foundation officials. These four people also went to Washington to report on progress to OEO, HUD, and FHA officials and to Congressmen.

November - The Center's Governing Board and Executive Committee put finishing touches on a plan to re-organize the governing structure of the Center. The plan was to be adopted before the January, 1968, Annual Meeting. Two NYC Trainees were placed in full-time jobs, one with a micro-filming company, and the other with the Mountain States Telephone Company.

December - With a full-time staff of 18, plus two NYC Trainees, the Center completed the year, having achieved a record which included services to 711 registrant families (see attached statistics). Nearly 700 individual citizens and groups (representing over 2000 people) had become members of the Center. The program was proceeding with work being divided into four departments (see accompanying chart). The Metropolitan Housing Development Corporation was created to work on low and moderate cost housing development.

IT WAS A GREAT YEAR.....A TRIBUTE TO ALL THOSE WHOSE HARD WORK AND INTENSE VISION HELPED TO CREATE THE METRO DENVER FAIR HOUSING CENTER!

THE YEAR WHICH IS YET TO BE -

For 1968, the following are some of our projections:

- We will, at the present rate, serve approximately 1,800 registrant families.

- We will add a Research Assistant to the staff for the purpose of defining the impact of open housing on the community, on employment patterns, and on defacto segregation in schools.

- We will continue to seek additional funding from Housing Urban Development, and from private foundations. We will also seek to extend or expand the present level of funding from OEO, the City, and the State.

- We will seek to enter into service contracts with major employers through which we will supply housing services to employees desiring to move into non-traditional areas.

- We will develop or extend Advisory Committees on Real Estate, Finance and Mortgage Institutions, Legislation, Education and Motivation, Labor, Public Schools, Human Relations and Civil Rights Groups, Employers, and Minority Citizens Groups.

- We will expand the Speaker's Bureau as a community education device.

- We will add staff trainees for work as Housing Sepcialists for low-income neighborhoods.

- We will work with other groups in the training of grass-roots community organization people.

- We will expand the work of the Metropolitan Housing Development Corporation, and will seek greater involvement of the private sector, particularly mortgage investors, in housing development.

- We will, if adequate funding is secured, add staff people for:

    - Real Estate Industry trouble-shooting.

    - Education and Motivation program development and research.

    - Development of service contracts with major employers.

- Work with Human Relations Councils in creating neighborhood networks of goodwill.
- Housing Development Packaging.
- Middle Income Housing Services.
- Expand coordinating functions with community agencies.

Other items are certainly needed, but the above represent a few of the items which Center staff and Governing Board will be working on in 1968.

METRO DENVER FAIR HOUSING CENTER

MIDDLE-INCOME DEPARTMENT

- Counsels with middle-income families
- Helps middle-income families find homes for rent or sale in non-traditional areas
- Handles complaints from brokers, banks, neighbors, and client families
- Promotes involvement of real estate and investment people in process of open housing
- Works with Army and Air Force officials in the placement of service personnel in integrated housing

LOW-INCOME HOUSING SERVICES

- Counsels with low-income families
- Helps low-income families find housing
  - move from substandard to standard dwellings
  - move from segregated to integrated areas
- Serves as "ombudsman" in problems with landlords, city, utility companies, mortgage lenders, etc.
- Provides free transportation (trucks) to assist low-income families execute their moves
- Works with FHA in "Housing Counseling Program"
- Provides liaison with all phases of O.E.O.

LOW-INCOME HOUSING DEVELOPMENT

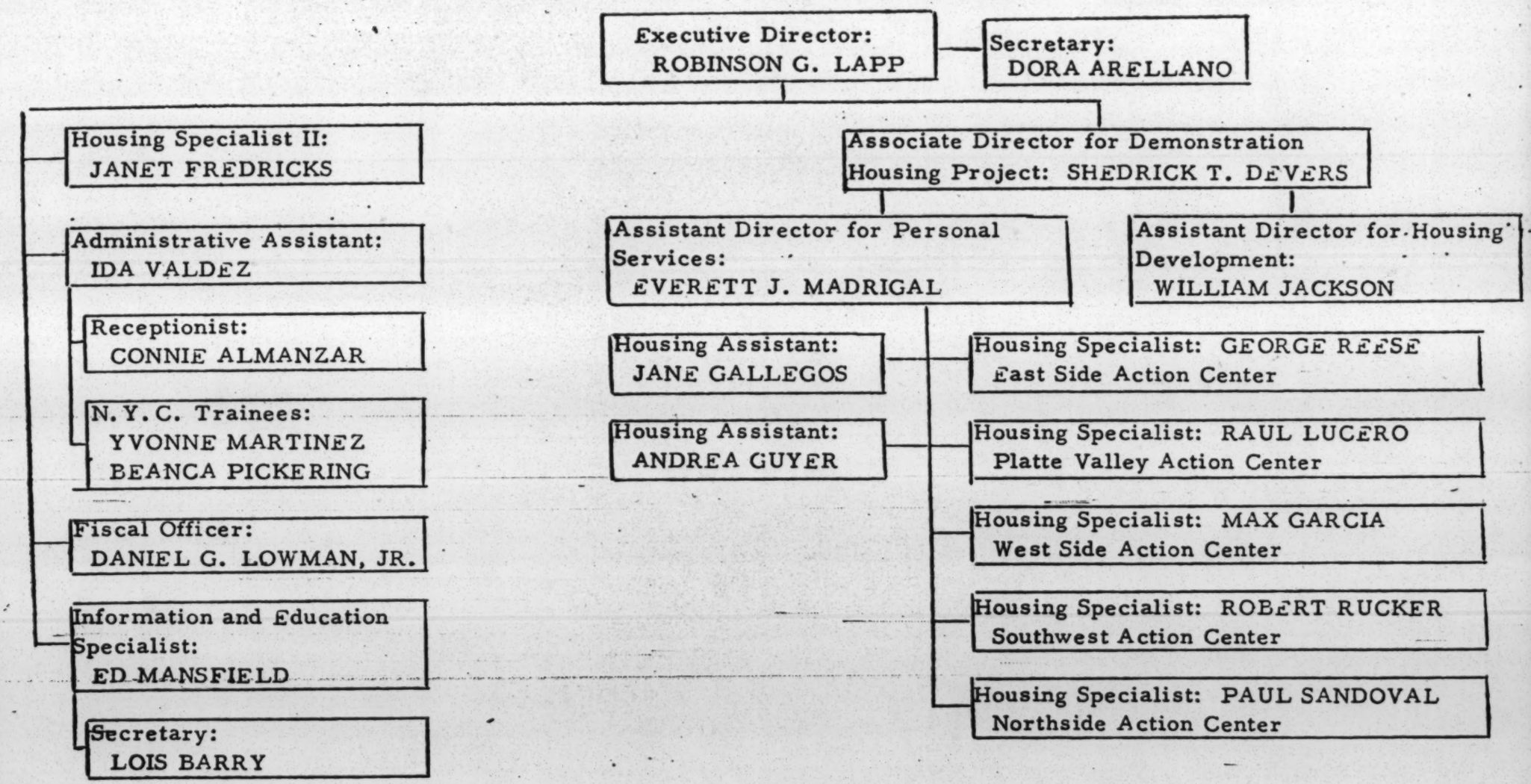
- Sponsors the development of additional housing for rent and sale in the low- to moderate-cost range. (Both private and Federal financing) e.g. 221 (H) and rent supplement
- Develops mortgage plans for moderate-income families who want to buy homes
- Works with church and civic groups in the development of non-profit corporations for housing rehabilitation and construction
- Works with Urban Renewal, City Planning, Community Development, FHA, Housing Authority, and Model Cities in coordinating plans for integration in housing

INFORMATION, EDUCATION AND MOTIVATION

- Creates an awareness and sensitivity in the community and its sub-sectors for the needs and possibilities for a better community through integrated housing. (Tell the FHC story.)
- Produces and distributes informational and educational materials, news releases, TV commercials, radio spots, and other promotional aids
- Provides qualified speakers for church, social, business, and civic organizations throughout Metropolitan Denver
- Does research and compiles facts and statistics on housing trends, supply, and their effect on employment and education
- Coordinates Center programs and activities with human relations groups, churches and other related organizations

METRO DENVER FAIR HOUSING CENTER, INC.

STAFF ORGANIZATIONAL STRUCTURE



METRO DENVER FAIR HOUSING CENTER, INC.
130 West Twelfth Avenue
Denver, Colorado 80204

ANNUAL FINANCIAL REPORT

Account Number	Description	1/1/67 to 6/30/67 Non-OEO	7/1/67 to 12/31/67 Non-OEO	1/1/67 to 12/31/67 Non-OEO	OEO	Total
600	REVENUES					
	OEO				$137,968.00	$137,968.00
	State of Colorado	$ 5,833.31	$ 5,833.35	$ 11,666.66		11,666.66
	City of Denver	10,000.00	10,000.00	20,000.00		20,000.00
	Contributions	200.32	7,321.73	7,522.05		7,522.05
	TOTAL	$ 16,033.63	$ 23,155.08	$ 39,188.71	$137,968.00	$177,156.71
	EXPENDITURES					
711	Salaries Paid	$ 6,835.95	$ 10,168.17	$ 17,004.12	$ 33,016.91	$ 50,021.03
713	Hospitalization Ins.		199.49	199.49	736.36	935.85
715	Payroll Taxes	253.82	434.51	688.33	1,393.76	2,082.09
721	Accounting & Legal		168.76	168.76	1,091.24	1,260.00
722	Other Consultants		3,000.00	3,000.00		3,000.00
731	Per Diem Costs	172.50	408.21	580.71	817.65	1,398.36
732	Transp. - Local	422.87	169.77	592.64	933.65	1,526.29
733	Transp. - Out of Town	1,099.03	453.11	1,552.14	872.45	2,424.59
741	Rent	703.13	703.75	1,406.88	1,443.75	2,850.63
751	Office Supplies	450.51	563.49	1,014.00	1,106.67	2,120.67
752	Postage	149.33	407.05	556.38	248.12	804.50
753	Office Accessories	31.74	28.22	59.96	103.15	163.11
761	Office Machines	1,320.00	107.95	1,427.95	1,399.19	2,827.74
762	Furniture & Fixtures	279.00	28.95	307.95	1,139.96	1,447.91
771	Transp. of Things	63.75		63.75	30.77	94.52
772	Repairs				316.03	316.03
773	Food	434.12	235.50	669.62	(1.81)	667.81
774	Insurance		67.00	67.00	348.00	415.00
775	Telephone & Telegraph	433.22	760.64	1,193.86	1,356.66	2,550.52
776	Printing & Publication	482.31	1,231.51	1,713.82	2,142.43	3,856.25
777	Subscriptions	10.00	8.00	18.00	57.00	75.00
780	Miscellaneous	746.31	466.37	1,212.68	773.56	1,986.24
	TOTAL	$ 13,887.59	$ 20,454.23	$ 33,498.04	$ 49,326.10	$ 82,824.14

METRO DENVER FAIR HOUSING CENTER, INC.

1967 - Rental Statistics

DATE	REGISTRATIONS						REGISTRATIONS CLOSED FOR THIS MONTH				REGISTRATIONS PENDING FOR THIS MONTH	DISPERSALS BY ETHNIC GROUP				
	Total This Month	ETHNIC DISTRIBUTION					TOTAL	BY MOVE	LOST CONTACT OR REFUSED SERVICE	REMAINED AT PRESENT LOCATION						
		A	AI	H	N	O						A	AI	H	N	O
January	11	1	3	2	5	0	10	8	1	1	1	2	2	1	4	0
February	12	5	2	2	3	0	12	66	0	0		3	0	0	0	0
March	3	0	1	1	1	0	3	3	0	0	0	0	1	1	1	0
April	16	4	2	4	6	0	8	6	2	0	0	0	1	0	1	0
May	16	3	1	6	6	0	16	12	4	0	0	1	0	3	3	0
June	25	11	0	7	7	0	25	6	18	1	0	1	0	1	2	1
July	25	4	0	13	8	0	24	13	9	2	1	2	0	2	55	0
August	35	7	0	8	20	0	32	24	7	1	3	0	1	3	7	1
September	58	11	0	33	14	0	54	45	6	3	4	9	3	9	6	0
October	160	29	3	91	36	1	120	101	5	14	40	23	2	20	12	0
November	113	22	1	58	32	0	72	61	4	7	41	8	2	17	1	0
December	115	26	0	58	31	0	58	48	6	4	57	7	0	11	6	0
TOTALS	589	123	13	283	169	1	442	335	72	35	147	55	9	68	48	0

ECONOMIC DISTRIBUTION (INCOME LEVEL)						
Low	410	90	11	232	82	1
Middle	179	33	2	51	87	0

METRO DENVER FAIR HOUSING CENTER, INC.

SALES STATISTICS

DATE	REGISTRATIONS	SALES	DISPERSALS	PENDING
1966	18	10	8	5
1967				
JANUARY	1	1	0	5
FEBRUARY	4	1	0	8
MARCH	5	3	1	10
APRIL	1	0	0	11
MAY	3	0	0	14
JUNE	5	0	0	19
JULY	1	3	3	17
AUGUST	5	4	3	18
SEPTEMBER	1	1	1	18
OCTOBER	6	1	1	23
NOVEMBER	7	3	2	27
DECEMBER	8	2	1	33
TOTALS	47	19	12	33

METRO DENVER FAIR HOUSING CENTER, INC.
130 West Twelfth Avenue
Denver, Colorado 80204

1967 SUMMARY OF STATISTICS

I. Rentals

A. Total Registrations 589

Low Income	410 (70%)
Middle Income	179 (30%)

Ethnic Breakdown	A	AI	H	N	O
Low Income	90	11	232	82	I
Middle Income	33	2	51	87	0
	123	13	283	169	1

B. Moves 335 (57% of total registrations)

Integrating Moves 180 (54% of all moves)

C. Closings

By Move	335 (75% of closings)
Lost Contact	72 (15% of ")
Remained Put	35 (10% of ")
	442

D. Pending 147 (25% of total registrations)

II. Housing Services 75

III. Sales Registrations 47

Sales Completed	19 (40% of sales registrations)
Integrating Moves	12 (63% of all sales)
Pending	28 (60% of sales registrations)

TOTAL REGISTRATIONS 711

A. Rentals	589 (82.8%)
B. Housing Services	75 (10.6%)
C. Sales	47 (6.6%)

METRO DENVER FAIR HOUSING CENTER, INC.

COMPARISON OF STATISTICS FOR 1966 and 1967

I. Sales

	Registrations	Sales	Disposals	Closed w/o Move	Pending
1966	18	10	8	3	5
1967	47	19	12	0	28

II. Housing Services (Serving the interest of a housing registrant--usually low income--who is experiencing difficulty with landlord, city, creditor, utility company, etc.)

1966 - No figures kept

1967 - 75

III. Rentals

	Registrations	Moves	Cases Closed	Integr.Moves	Closed w/o Move	Pending
1966	87	55	70	43	17	15
1967	589	335	442	180	107	147

FEDERAL EXECUTIVE BOARD

ATLANTA

February 20, 1968

CHAIRMAN
W. H. Sanders
General Services Administration
VICE CHAIRMAN
J. G. Rogers
Federal Aviation Administration
SECRETARY-TREASURER
A. W. Tate
Veterans Administration

Mr. Moreland Smith
Southern Regional Council
5 Forsyth Street, S. W.
Atlanta, Georgia 30303

Dear Moreland:

Atlanta's outstanding record in race relations and recent efforts to stabilize neighborhoods with changing racial patterns have created interest in a conference on equal opportunity in housing.

To determine whether there is sufficient interest in a metropolitan-wide conference at this time, the Housing Sub-Committee of the Federal Executive Board is asking a number of organizations, including yours, to explore this.

This sub-committee has already met with religious groups, the Mayor's Committee on Housing, the Federal Executive Board, and the President's Committee on Equal Housing Opportunities. The consensus was strong support for such a metropolitan conference.

This is an invitation to you to represent your organization at a meeting to be held Friday, March 1 at 9:30 a.m., in Room 550 - 730 Peachtree Street, to discuss the need and sponsorship for such a conference.

Sincerely yours,

Nat Welch, Chairman
Housing Sub-Committee

Moreland
Thanks for your
fine help
Nat

MINUTES OF A GENERAL MEETING CALLED BY THE FEDERAL EXECUTIVE BOARD SUB-COMMITTEE ON HOUSING TO DISCUSS INTEREST IN A CONFERENCE ON EQUAL HOUSING OPPORTUNITY

This meeting was called March 1, 1968, at 9:30 a.m., in the Conference Room of the Veterans Administration. Seventy-five persons were present. Photocopies of the registration sheets are attached.

Mr. Nat Welch, member of the Federal Executive Board, and Chairman of the Housing Sub-Committee, presided. He explained that the Federal Executive Board is an organization of the heads of the Regional Federal offices in Atlanta, meeting together to work on problems of common interest. A Critical Urban Problems Committee has been formed to work with the Atlanta-metropolitan community on these problems. Mr. Welch introduced the following persons:

Wilbur Sanders, Chairman, Federal Executive Board - Regional Administrator of General Services Administration

A. W. Tate, Regional Director of the Veterans Administration

General Twitchell, Commanding General, Fort McPherson

Charles Adams, Deputy Regional Administrator of the Department of Housing and Urban Development

Deane Tucker, Committee Coordinator

Mr. Welch went on to say that the Committee has become interested in what could be done in Atlanta to further equal opportunity in housing. Reviewing what President Johnson had to say on this subject in messages to Congress, the Committee found that it had a responsibility to work with churches, business, other organizations and civic leaders to attempt to bring greater understanding to the problems of racial discrimination in housing and to seek ways to implement equal housing opportunities. To sample the feeling in Atlanta on such a meeting, the Committee has met with a number of organizations, both governmental and private, and has received strong encouragement and almost unanimous support to proceed with such a conference. Consequently, this meeting has been called to discuss interest in a coordinated effort to hold a conference in Atlanta on equal opportunity in housing.

Mr. Welch made five initial points:

1. <u>This should be a metropolitan conference</u> . . . . . with strong participation from the suburbs.

2. This cannot be a Washington-oriented and directed affair. The Federal Executive Board will be glad to serve as a co-sponsor and staff help is available to a limited degree.

3. This should be, in the words of Eugene Patterson, Editor of the Atlanta Constitution, "Atlanta people talking to Atlanta people."

4. Purpose of such a conference would be determined by a coordinating and planning committee, but above all it would establish a working relationship between organizations interested in this problem and would afford the opportunity for other organizations and persons, not directly interested in the equal housing problem, to participate.

5. Such a conference might indicate a need for further studies and a permanent organization, but this would be the decision of such organizations after it is formed and had carried out some work.

Mr. Welch said at this point that there are only three questions:

1. Is there a felt need for a conference on equal housing opportunities?

2. If so, what would be the possible sponsorship for such a conference?

3. If such a conference is desired, where do we go from here?

As to the first question, the following comments were made:

. . . . "a conference is badly needed."

. . . . "there does not seem to be any coordinated metropolitan housing group at this time, and such an effort is important."

. . . . "neighborhood organizations working on racial harmony in housing need a metropolitan-wide organization to support them very badly."

. . . . "is there any need to discuss it, really? Everyone recognizes the need."

. . . . "if the conference does nothing more than coordinate present efforts it will be successful."

. . . . "the new report by the President's Committee on Urban Problems shows the urgency of holding such a conference."

. . . . "racial discrimination in housing is based upon economic factors. A study of what can be done about this would be useful and therefore a conference should be held."

. . . . "there are larger questions than economics. If prejudice and fears are overcome, there will be no economic problem. A conference would help."

. . . . "a conference would publicize the desire of many people to have open housing, and this would help political organizations to institute housing programs."

. . . . "six thousand students in the Atlanta University complex, a predominately Negro institution, turned to militant leadership very readily. A housing conference would provide a different form of communication which would help the educators to communicate with the young people."

Moving to the question of sponsorship, there were many volunteers for organizational sponsorship. Following discussion, a motion was made by Dr. James Jordan, seconded by Mrs. Becky Becker that there should be a conference and that all those interested in sponsoring such a conference should indicate this and should come together to begin planning immediately. The motion carried.

Mr. Welch then distributed a questionnaire on which the organizations were requested to signify their willingness to participate and advised that there would be a meeting on March 12, 1968, at 9:30 a.m., in the same room to proceed with planning for a conference on equal opportunity in housing.

The meeting adjourned.

NAME	ORGANIZATION
Major General H. A. Twitchell	Third U. S. Army
J. M. Crain	Atlanta Real Estate Board
L. D. Schram	President's Committee on Equal Opportunity in Housing
Jimmy Clark	Southwest Atlantans for Progress
Edward M. Brown	United Church of Christ
A. Wilson Cheek	National Conference of Christains and Jews
Harmon D. Moore	Christian Council of Metropolitan Atlanta, Inc.
Harold Davis	Georgia State College
Curtis H. Driskell	Atlanta Chamber of Commerce (staff)
Mrs. Frederick S. Kerpel	Public Issues Committee, Uniterian Church - League of Women Voters of Dekalb County
James H. Harvey	American Friends Service Committee
W. S. Howland	Citizens Advisory Committee
Phil Barnhart	Minister, East Lake Methodist Church
Noel C. Burtenshaw	Catholic Archdiocese of Atlanta
Robert B. Flanagan	NAACP
Mrs. Sid Davis	League of Women Voters of Atlanta-Fulton County
Moreland Smith	Southern Regional Council
Hugh Gloster	Morehouse College
Mrs. C. D. Montague	Atlanta YWCA
E. T. Kehrer	AFL-CIO
Kathleen K. Wood	Druid Hills Fair Housing
Lacy Gilbert	Atlanta Mortgage Bankers Assoc.
Doug Beggs	Atlanta Mortgage Bankers Assoc.
W. Thad Godwin, Jr.	Board of National Ministrics Presbyterian Church
Charles C. Adams	Department of Housing & Urban Development
W. H. Sanders	Atlanta Federal Executive Board
Col. J. W. Calloway	Fort McPherson
Mrs. A. M. McPhedran	American Friends Service Committee

NAME	ORGANIZATION
Harry Dawley	The Coca-Cola Company
James A. Jordan, Jr.	Druid Hills Fair Housing Committee
Romona L. Cowart	Atlanta Fair Housing
Len Gilbert	Cobb County Chamber of Commerce
Mrs. H. S. Shearouse	Briarcliff Methodist Church
Gil Campbell	Dekalb Chamber of Commerce
Jim Goldin	Atlanta Jaycees
Glenn Bennett	Metropolitan Planning Commission
R. E. Winn	Georgia Tech
Loren Young	Fellowship of Christian Athletes
Sally Daniel	League of Women Voters of Dekalb County
William P. Key	Lockheed-Georgia Corporation
John Steinichen	Interfaith, Inc.
Mrs. Sidney Q. Janus	Georgia League of Women Voters
Ed Hiles	Georgia Savings & Loan Association
Mortimer Cox	Atlanta Urban League
James Lemon	Atlanta Urban League
R. D. Hannah	Georgia Power Company
R. E. Hughes	U. S. Community Relations Service
Mrs. Martha A. Allgood	Atlanta YWCA
R. F. Whitaker	Emory University
Bill Allison	Economic Opportunity Atlanta
Irwin Schulman	Anti-Defamation League
Samuel W. Williams	Atlanta Community Relations Commission
John McCown	Georgia Council on Human Relations
James H. Costen	Southwest Atlantans for Progress
Noyes Collinson	American Friends Service Committee
Edward J. Brantely	Clark College
Otis L. Thorpe	Empire Real Estate Board
C. Malcolm Gailey	North Georgia Chapter of American Institute of Architects

NAME	ORGANIZATION
Mrs. Beckie Becker	Unitarian - Universalist Church Druid Hills Fair Housing Committee
Joseph H. Taylor	Representing President Albert Manley Spelman College
Malcolm Jones	Housing Resource Committee
Dr. W. H. Borders	Wheat St. Baptist Church
Nat Welch	Federal Executive Board
Deane C. Tucker	Department of Housing and Urban Development
Charles Carlton	General Services Administration

EQUAL OPPORTUNITY IN HOUSING

Exploratory Meeting, March 1, 1968

We are interested in joining in the formation of a coalition to advance equal opportunity in housing in the Metropolitan Atlanta Area.

Organization Represented:

Name _____

Address _____

_____

Telephone _____

Person representing organization:

Name _____

Address _____

_____

Telephone _____

What resources can you provide?

( ) Secretarial
( ) Office space
( ) Money
( ) Staff
( ) Other _____

Other organizations who might want to participate.

Comments and Suggestions:

Return to:

Deane C. Tucker, Coordinator
Federal Executive Board Housing Sub-Committee
645 Peachtree-Seventh Building, N. E.
Atlanta, Georgia 30323 (526-3426)

STATUS OF CO-SPONSORS

(As of March 11, 1968, twenty-five organizations have signed to co-sponsor an Atlanta Metropolitan Conference on Equal Opportunity in Housing. They are listed below under "signed.")

RELIGIOUS

Signed

Catholic Archdiocese of Atlanta
Coordinating Committee of the United Presbyterian Churches of Greater Atlanta
East Lake Methodist Church
Interfaith, Inc.
National Conference of Christians and Jews, Inc.
Wheat Street Baptist Church

Suggested

Atlanta Jewish Welfare Foundation
Christian Council of Metropolitan Atlanta
Episcopal Diocese of Atlanta
Fellowship of Christian Athletes
The North Georgia Conference of the Methodist Church

Other Suggestions

SOCIAL SERVICE AND EDUCATIONAL

Signed

Ad Hoc Committee of Northwest Atlanta for Fair-Housing
American Friends Service Committee
Atlanta Branch of the NAACP
Atlanta University
The Atlanta Urban League, Inc.
Citizens Advisory Committee for Urban Renewal
Clark College
Community Relations Commission of Atlanta
Council on Human Relations of Greater Atlanta
Druid Hills Fair Housing Committee
Georgia Council on Human Relations
Metropolitan Atlanta Summit Leadership Congress, Inc.
Morehouse College
Southern Regional Council, Inc.
Southwest Atlantans for Progress (SWAP)
Urban Training Organization of Atlanta
League of Women Voters of Georgia

Suggested

AFL-CIO
Atlanta School Board
League of Women Voters of Cobb County
League of Women Voters of Dekalb County
League of Women Voters of Fulton County

Other Suggestions

BUSINESS

Signed

Empire Real Estate Board

Suggested

Atlanta Chamber of Commerce
Atlanta Junior Chamber of Commerce
Atlanta Mortgage Bankers Association
Dekalb Chamber of Commerce
Georgia Savings and Loan League
Lockheed Georgia Corporation
South Fulton Chamber of Commerce

Other Suggestions

GOVERNMENT

Signed

Atlanta Federal Executive Board
City of Atlanta
President's Committee on Equal Opportunity in Housing

Suggested

Housing Resources Committee of the City of Atlanta
Metropolitan Planning Commission . . . . the Atlanta Region

Other Suggestions

DRAFT

OBJECTIVES

The purpose is to have an Atlanta Metropolitan Conference on the subject of equal opportunity in housing.

The conference will be co-sponsored by some forty educational, religious, labor, business, social service and human relations organizations. An important objective will be broad participation by organizations and individuals throughout the entire Atlanta Metropolitan Area.

The objective of the conference will be **primarily** educational. The subject of equal opportunity in housing is one which most of us have some strong feelings but very little knowledge and experience. The conference will seek to bring those of different backgrounds and viewpoints around the table to discuss the problems - to have Atlanta people talk to Atlanta people.

It is expected that this dialogue and interchange would establish communications and provide some answers to the housing problems facing greater Atlanta.

3/11/68

①

TO: OTIS L. THORPE

FROM: DR. JAMES CONYERS

RE: ATLANTA METROPOLITIAN AREA CONFERENCE ON EQUAL OPPORTUNITY IN HOUSING.

ATLANTA, GEORGIA.

PROPOSED TITLE: Atlanta Metropolitian Area Conference on Equal Opportunity in Housing.

CO-SPONSORS: To be sponsored by a broadly based representation of educational, religious, labor, business, governmental, social service and human relations organizations in the Atlanta Metropolitian Community, a community composed of the following counties:

1. Fulton
2. DeKalb
3. Clayton
4. Cobb
5. Gwinnett

PURPOSE: To bring together a cross-section of the Atlanta Metropolitian community for a frank and searching discussion on the problem of racially segregated housing.

Pursuant to the achievement of this purpose the following results are anticipated:

1. information about the nature and problematic character of race and housing in Atlanta;

2. the fertile mental atmosphere for the achievement of open housing;

3. meeting of people of different points and back ground in a democratic context for the solution of a grave social problem in America; and

4. a meeting of minds so that disturbances around the issue of race and housing might be minimized and eliminated in the future.

(2)

TO: MR. MORELAND GRIFFITH SMITH, FAIA, DIRECTOR URBAN PLANNING

FROM: OTIS L. THORPE

RE: ATLANTA METROPOLITIAN AREA CONFERENCE ON EQUAL OPPORTUNITY IN HOUSING.

ATLANTA, GEORGIA:

PROPOSED TITLE: Atlanta Metropolitian Area Conference on Equal Opportunity in Housing.

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1. Fulton
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3. Clayton
4. Cobb
5. Gwinnett

PURPOSE: To bring together a cross-section of the Atlanta Metropolitian community for a frank and searching discussion on the problem of racially segregated housing.

Pursuant to the achievement of this purpose the following results are anticipated:

1. to educate the public, to eradicate the fears of property depreciation, detrioration, resulting in blited areas.

2. to welcome the opportunity of intergrated living on the bases that it will be beneficial to the total community in the sharing of constructive operation that will bring about a thorough democratic society;

3. to clearly show to the public that a mist of people regardless of race, creed or color is beneficial to all who take an active part in trying to reach a common goal of unity.

DRAFT

(3)

OBJECTIVES

The purpose is to have an Atlanta Metropolitan Conference on the subject of fair equal opportunity in housing.

The conference will be co-sponsored by some forty educational, religious, labor, business, social service and human relations organizations. An important objective will be broad participation by organizations and individuals throughout the entire Atlanta Metropolitan Area.

The objective of the conference will be primarily educational. The subject of equal opportunity in housing is one which most of us have some strong feelings but very little knowledge and experience. The conference will seek to bring those of different backgrounds and viewpoints around the table to discuss the problems - to have Atlanta people talk to Atlanta people.

It is expected that this dialogue and interchange would establish communications and provide some answers to the housing problems facing greater Atlanta.

3/11/68

(4)

March 12, 1968
901 Oakdale Rd., N.E.
Atlanta, Georgia 30307

Mr. Moreland Griffith Smith
Director Urban Planning
Southern Regional Council, Inc.
5 Forsyth Street, N.W.
Atlanta 3, Georgia

Dear Mr. Smith:

I could accept a statement like the following:

Atlanta Metropolitan Conference on Open Housing

The purpose of the conference is to explore ways and means of making open housing a fact in the Atlanta Metropolitan Area*. Open housing is taken to mean that no artificial barriers, such as, race, religion, color, or national origin are placed between a prospective occupant and the dwelling of his choice. Open housing in an area means that the conditions to be met upon seeking housing in that area are the same for all and that none of these conditions are artificial.

The conference will be co-sponsored by educational, religious, labor, business, social service and human relations organizations. One aim of the conference is broad participation by organizations and individuals throughout the entire Atlanta Metropolitan Area in coming to grips with [redacted] the problem of open housing.

Very truly yours,

James A. Jordan, Jr.

James A. Jordan, Jr.

* The Atlanta Metropolitan Area is taken to be that of Fulton, DeKalb, Cobb, Gwinnett, and Clayton counties.

~~3652~~ 1826

MINUTES OF THE SECOND MEETING OF A COMMITTEE TO DEVELOP
A CONFERENCE ON EQUAL HOUSING OPPORTUNITIES

At 9:00 a.m., on March 12, 1968, Nat Welch met in the conference room of the Veterans Administration with representatives of organizations which were not represented at the first meeting. These representatives were briefed on the previous meeting and the events prior to that. Names of these are on an attached list.

At 10:00 a.m., the second general meeting was convened by Nat Welch as Ad Hoc Chairman. Those in attendance are also listed on an attached sheet.

Mr. Welch opened with introductory remarks that covered the events since the previous meeting. A list of sponsors received to date was distributed and there was general discussion on other possible sponsors.

Mr. Welch surrendered the chair so that the group could move to the selection of a chairman. A motion by Donald Hollowell, seconded by James Jordan, it was voted that Mr. Welch continue as Ad Hoc Chairman until some subsequent meeting of the group where a permanent chairman could be selected, probably after the sponsorship rolls were completed.

A motion was made by Moreland Smith, seconded by to close sponsorship rolls in two weeks. An amendment was proposed by Irwin Schulman, and accepted by the mover and seconded that after this two week period, the executive committee be authorized to pass upon subsequent requests for participation as sponsors with authority to accept additional sponsors at its discretion.

Mr. Welch introduced Leonard Schram, representative of the President's Committee on Equal Opportunity in Housing, who gave a short presentation of his role. He pointed out that it is the Committee's function to help or assist with conferences, but not to direct. He could serve as a resource person, bringing experiences from about 32 other conferences with which he has been involved. He can also arrange to underwrite some research, can furnish limited staff help, and can arrange for speakers.

The meeting turned to a discussion on the focus of the organization - what aspects of the housing problem should be included, and should education and manpower problems also be included? A motion was made by Moreland Smith and seconded by that the distributed summary of "Objectives" be accepted as proposed. Following discussion, a motion was made by Donald Hollowell and seconded by John Gregg to amend this motion to provide for the appointment of a committee of four persons who would be empowered to draw up a proposed statement of objectives for submission to the next general meeting. Mr. Welch appointed the following to this committee:

Moreland Smith
Otis Thorpe
James A. Jordan
James E. Conyers

A motion was made by Moreland Smith and seconded by Noyes Collinson that there be formed an executive committee consisting of from 15 to 21 persons, with at least one from each of the four divisions of religion, social service, business, and education; that two co-chairmen be named; and that the executive committee be empowered to determine additions to its number until the maximum of 21 is reached; that Mr. Welch appoint a nominating committee of an odd number to make nominations and to report to the full group at a meeting next Tuesday, March 19, 1968 at 10:00 a.m., in the same room. The motion carried.

A motion was made by James A. Jordan and seconded by Noyes Collinson that all members of the executive committee must be in organizations which are co-sponsors.

Mr. Welch appointed to the nominating committee Mrs. Martha Allgood, John Steinichen, Robert Thompson, Rev. William H. Borders, and himself.

The meeting adjourned.

March 12, 1968

Briefing Session

Name	Organization
C. A. Samples	Metro-Atlanta Summit Congress
John N. Gregg	Coordinating Committee United Presbyterian Churches of Greater Atlanta
James V. Johnson	Presbytery of Atlanta
Mrs. Newton B. Fowler	Church Women United
Edgar M. Grider	Urban Training Organization of Atlanta
Ella Mae Brayboy	
D. L. Hollowell	Equal Employment Opportunity Commission
James E. Conyers	Atlanta University

Others in Attendance at the Full Meeting

Mrs. Sid Davis	Atlanta-Fulton County League of Women Voters
Mrs. Lawrence R. Cowart	Northwest Atlanta Fair Housing
Moreland Smith	Southern Regional Council
Madison D. Jones	Housing Resources Committee
Pierre Noel	Veterans Administration
A. W. Tate	Veterans Administration
Noyes Collinson	American Friends Service Committee
Marvin L. Beadle	Dekalb County Board of Commissioners
James A. Jordan, Jr.	Druid Hills Fair Housing Committee
Otis S. Johnson	Atlanta Urban League
James Lemon	Atlanta Urban League
Louise Watley	Housing Committee (New SCLC)
Harmon D. Moore	Christian Council
Cecil Alexander	Housing Resources Committee
Glenn E. Bennett	Atlanta Regional Metropolitan Planning Commission
Martha A. Allgood	YWCA
Illegible	Real Estate - Sandy Springs
Robert E. Baldwin	
John Steinichen	Interfaith, Inc.
Mrs. Sidney Q. Janus	League of Women Voters of Georgia
Mrs. Robert H. Brisbane	Atlanta University School of Social Work

Curtis H. Driskell	Atlanta Chamber of Commerce
Robert A. Thompson	Department of Housing & Urban Development
Irwin Schulman	Anti-Defamation League
R. E. Hughes	Community Relation Service
Noel C. Burtenshaw	Catholic Archdiocese of Atlanta
Lee J. Price	American Jewish Committee
Otis L. Thorpe	Empire Real Estate Board
Charles Carlton	Atlanta Federal Executive Board
Leonard D. Schram	President's Committee on Equal Opportunity in Housing
Mrs. Frederick S. Kerpel	League of Women Voters of Dekalb
Phil Barnhart	East Lake Methodist
Mrs. Sara Mitchell	Atlanta Board of Education
Miss Helen Bullard	Observer
R. H. Baldwin	NAACP
Illegible	Morehouse College
Deane Tucker	Federal Executive Board

MEMO

MGS

TO: Paul

FROM: Moreland

SUBJECT:

March 13, 1968

	for routing
	circulate
	answer
	return
	destroy
	to files

I am sure you saw the attached. To me this could be the first indication that the Mayor will swing around and change his position.

Because Cecil is, in my opinion, the strongest "behind the scenes" advisor and backer of the Mayor, I have been spending considerable effort trying to sell Cecil on Open Occupancy for the city and metropolitan areas even before a federal law. It looks as though this has possibly paid off.

vmb

MORELAND GRIFFITH SMITH
F. A. I. A.

Alexander Stresses Need for Housing

Says City Has 2 Choices—Either Black or Integrated

By ALEX COFFIN

Atlanta has two choices—either become a black city or an integrated city, Cecil Alexander, chairman of the mayor's Housing Resources Committee, said Tuesday.

Alexander, addressing the Atlanta Kiwanis Club, called for a metropolitan or regional, if not national, approach to open housing.

Pleading for support of his committee's program to provide 16,800 low-rent housing units here by 1971, Alexander said the "exodus of the whites" must be slowed as the slums are eradicated.

"Atlanta is surrounded by people who ran," Alexander said.

The architect used an analogy to emphasize his argument that the slums and the more affluent areas are more closely-related than is readily apparent.

Alexander said the situation is like that of a house in which one group of people have been living for years in the upstairs portion while another group lived in the basement "and they didn't bother one another . . . even though the people in the house knew conditions were not as good in the basement."

One day, Alexander said, the people in the basement bought a television set "and saw what was going on upstairs . . . They hammered on the basement door and said, 'Look down here, buddy. We want what you have in the house. Or, at least fix it up down here."

One solution, Alexander said, would be to bolt the basement door and say, "We like it (the status quo) and you used to." But, he said, the people upstairs should realize that the utilities are in the basement and "it's a nice place to start a fire which would burn the whole house down."

Alexander said he wasn't asking for a moralistic stand on housing, "although God knows there's room for it," but for support of more low-rent housing from a self-interest stand-

He said the argument that point.

some people do climb out of the slums to success and anyone who doesn't is shiftless and faulty because those who overcome the great obstacles are exceptions. "There are few shiftless children; they get that way later," he said.

He asked the Kiwanians to support Atlanta's aldermen in approving zoning changes to allow low-rent housing in all sections of the city. The statement, "Let's put it somewhere else," is currently hurting the program, he said.

"The slums are fouling the whole house," Alexander said.

Countdown for Open Housing

ATL Con MAR. 18

The civil rights bill with its open housing provision appears headed for a showdown vote in the House within two weeks, and even Southern diehards are predicting that it will pass.

The key, of course, is how many Republican votes can be mustered to overcome the opposition of Southern congressmen.

Discrimination in housing is one of the major roadblocks to racial harmony in this country and elimination of it was high on the list of recommendations of the President's commission on civil disorders. The commission recommended "a comprehensive and enforceable federal open housing law to cover the sale or rental of all housing, including single family homes."

A motion in the House this week for unanimous consent to the Senate bill was expected to fail, meaning it would go to the House Rules Committee. Democratic leaders believe they can get it out of committee and onto the House floor unscathed for a vote next week, possibly on Wednesday.

House Speaker John W. McCormack reportedly has at least 150 pledges of support from his own party. It would take 217 votes to approve the bill if all 433 members were present and voting, so Mr. McCormack is looking for some Republican votes. He's optimistic, predicting he'll find at least 75.

House Republican Leader Gerald Ford is digging in his heels, asking his colleagues to send the bill to a conference committee and try to weaken the open housing provision. He wants at least to make the bill applicable to only 40 per cent of the nation's housing units. It is estimated that the Senate-passed bill would cover 80 per cent. Rep. Ford or someone apparently has done a good selling job on Atlanta's Rep. Fletcher Thompson who says he opposes open housing in any form. This represents a change for Mr. Thompson who supported open housing with the 40 per cent limitation last year.

Reps. Ford, Thompson and others apparently still believe repression rather than redress is the best solution to racial unrest and civil disorder. So the lines are drawn and a real donnybrook appears in store when the bill comes to a vote.

We hope Speaker McCormack's optimistic forecast is right. While the bill's open housing provision is not as sweeping as the commission recommended, it would be a major step toward eliminating one of the crucial obstacles to domestic peace and racial justice.

STATUS OF CO-SPONSORS - March 18, 1968

(As of March 18, 1968, thirty-seven co-sponsors have given firm commitments on the Atlanta Metropolitan Conference on Equal Opportunity in Housing. They are listed below under "committed.")

RELIGIOUS

Committed

Bishop John Owen Smith
Catholic Archdiocese of Atlanta Fr Noel
Coordinating Committee of the United Presbyterian Churches of Greater Atlanta
East Lake Methodist Church
Episcopal Diocese of Atlanta
Interfaith, Inc.
National Conference of Christians and Jews, Inc.
Urban Training Organization of Atlanta Rev. Grider
Unitarian-Universalist Congregation of Atlanta
Wheat Street Baptist Church Rev Borders
Atlanta Presbytery,
" Society of Friends Mission

Suggested

Atlanta Jewish Welfare Foundation
Board of Christian Social Concerns of the North Georgia Conference of the Methodist Church
Christian Council of Metropolitan Atlanta

SOCIAL SERVICE AND EDUCATIONAL

Committed

Ad Hoc Committee of Northwest Atlanta for Fair Housing
American Friends Service Committee
Anti-Defamation League
Atlanta Branch of the NAACP
Atlanta University
Atlanta University Center Corporation
The Atlanta Urban League, Inc.
Clark College
Community Relations Commission of Atlanta
Council on Human Relations of Greater Atlanta
Druid Hills Fair Housing Committee
Economic Opportunity, Atlanta
Georgia Council on Human Relations
Interfaith, Inc.
League of Women Voters of Atlanta-Fulton County
League of Women Voters of DeKalb County
League of Women Voters of Georgia
Metropolitan Atlanta Summit Leadership Congress, Inc.
Morehouse College
Southern Regional Council, Inc.
Southwest Atlantans for Progress (SWAP)
YWCA of Atlanta

Dr Vivian Henderson
Mrs. Jamie Coleman Urban League
Dr Albert Davis

Suggested

AFL-CIO
Georgia Planning Association of the American Institute of Planning

BUSINESS

Committed

Empire Real Estate Board Mr. Otis Thorpe

Suggested

Atlanta Chamber of Commerce → open
Atlanta Junior Chamber of Commerce
Atlanta Mortgage Bankers Association
DeKalb Chamber of Commerce
Georgia Savings and Loan League
Lockheed Georgia Corporation → open
South Fulton Chamber of Commerce

GOVERNMENT

Committed

Atlanta Federal Executive Board Nat Welch
Citizens Advisory Committee for Urban Renewal
City of Atlanta
President's Committee on Equal Opportunity in Housing
Mayor's Committee on Housing Resources City of Atlanta.

Cecil Alexander
Glenn Bennett?

Suggested

Housing Resources Committee of the City of Atlanta
Metropolitan Planning Commission . . . . . The Atlanta Region
MAC LOG

MINUTES OF THE THIRD MEETING OF A COMMITTEE TO DEVELOP
A CONFERENCE ON EQUAL HOUSING OPPORTUNITIES

This meeting was called March 19, 1968, at 10:00 a.m., in the conference room of the Veterans Administration, 730 Peachtree Street. Approximately 45 people were present. The meeting was chaired by Nat Welch, temporary chairman of the committee.

Mr. Welch reported that as of this morning, 39 organizations have agreed to co-sponsor the conference, including Bishop Claiborne of the Episcopal Diocese of Atlanta, as well as Bishop John Owen Smith, North Georgia Conference of the Methodist Church.

Mr. Welch then called on John Steinichen for the Nominating Committee report. Mr. Steinichen stated that the Nominating Committee, consisting of R. A. Thompson, Dr. William Holmes Borders, Mrs. Martha Allgood, Mr. Welch and himself, had met and come up with ten nominations for the Executive Committee of this group. Mr. Steinichen noted that the committee had asked the Nominating Committee to submit nominations for 15 spots on the Executive Committee with the understanding that the Executive Committee could in the future be expanded to as many as 21 members. Mr. Steinichen stated that the committee had agreed on ten nominations. These were as follows:

Religious

Rev. Ed Grider, Urban Training Organization
Father Noel Burtenshaw, Catholic Archdiocese of Atlanta
Dr. William Holmes Borders, Wheat Street Baptist Church

Social Services and Educational

Dr. Vivian Henderson, President of Clark College
Mrs. Sidney Janus, League of Women Voters of Georgia
Mr. Clarence Coleman, Southern Regional Office of the National Urban League
Dr. Albert Davis, Atlanta Chapter of the NAACP

Business

Mr. Otis Thorpe, Empire Real Estate Board; as well as possibly a representative of one of the larger employers in the area, and a representative of the Chamber of Commerce.

Government

Mr. Cecil Alexander, Housing Resource Committee, City of Atlanta
Mr. Nat Welch, Atlanta Federal Executive Board

Mr. Irwin Schulman moved that these nominees be accepted as members of the Executive Committee. This motion was seconded by Mr. Moreland Smith and passed unanimously.

Mr. Moreland Smith then gave a report of the Committee on Objectives and passed out the committee's draft statement of objectives. After many comments were given on the draft statement of objectives, Mr. Welch asked Mr. Smith and his committee to take these observations and comments into consideration and to re-convene the committee and incorporate these suggestions into the draft of statement of objectives, and present these to the Executive Committee.

Mr. Welch stated that although we hadn't foreseen money as our major problem, we do need $3,000 to $3,500 for secretarial services, stationery, office space, administrative supplies, etc. Although we would like to have and need all the free help and donated services that we can get, we still need to have a certain amount of money for these essentials that cannot be donated.

He then asked those co-sponsors who agreed with this plan to underwrite some of the expenses of the conference and donate $100, $200, or $300 for this purpose. The following groups agreed to provide some of the financing for this conference:

Public Issues Committee of the Uniterian Church
Atlanta League of Women Voters
Empire Real Estate Board
Southern Regional Council
Atlanta Chamber of Commerce
Atlanta Urban League
Atlanta Branch of the NAACP
SWAP
Atlanta Veterans Association
The Atlanta Committee for Cooperative Action

It was agreed that the next meeting of this committee would be held Tuesday, April 9 at 10:00 a.m., in the Sum-Mec Neighborhood Service Center, 65 Georgia Avenue, (approximately two blocks east of Capitol Avenue). Mr. Welch then asked for members of the group to suggest possible conference subjects and discussion topics which they would like to see included in the conference. The following topics were suggested:

. . . . . "national legislation."

. . . . . "myths of the general public."

. . . . . "reasons for equal opportunity in housing - a review of the basic fundamentals."

. . . . . "what happens to schools and jobs - their interrelation with housing."

. . . . . "how to change attitudes."

. . . . . "how can equal opportunity in housing become a two way street rather than a one way street as is presently the case."

. . . . . "how to achieve equal opportunity in housing."

. . . . . "the difficulty in getting skilled Negroes in coming to Atlanta to work in large business and governmental organizations."

. . . . . "the role of the church and equal opportunity in housing."

. . . . . "landlord tenant relationships - how to instill tenant pride."

. . . . . "transportation as it relates to equal opportunity in housing."

. . . . . "zoning and code enforcement."

Mr. Welch then asked for possible knowledgeable speakers to address the conference. Among those suggested were: Dr. William Holmes Borders, Mr. David Rockefeller, Senator Edward Brooke, Mr. Al Bowles (President of the Chamber of Commerce), those who have lived in integrated neighborhoods, Mr. Cecil Alexander, Mr. Robert Thompson, and Mr. Leon Epling.

Mr. Welch then asked the Executive Committee to meet with him after the regular meeting to discuss program content of the conference and to suggest two distinguished community leaders to act as co-chairmen of this conference.

The meeting was adjourned at 11:20 a.m.

FEDERAL EXECUTIVE BOARD

ATLANTA

March 20, 1968

CHAIRMAN
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TO : Executive Committee of the Atlanta Metropolitan Area Conference on Equal Opportunity in Housing

FROM: Nat Welch, Temporary Chairman

Congratulations on your election to the Executive Committee! This Committee will carry the heavy load in putting over our important conference.

The next meeting of the Executive Committee will be held Monday, March 25, 1968, at 136 Marietta Street, Suite 235. This is the office of the National Urban League.

A very important item on the agenda will be discussion of the program for the conference. Your homework is the attached synopsis of other housing conferences that have been held throughout the nation. Also attached is a list of those persons who have accepted appointment to the Executive Committee.

Chairman, Housing Sub-Committee of the
Federal Executive Board

Attachments

Moreland —
Hope to see you about 11 AM
Nat

Executive Committee Members

Dr. Vivian Henderson	Clark College
Ed Grider	Urban Training Organization
Cecil Alexander	Housing Resource Committee
Mrs. Sidney Janis	Georgia League of Women Voters
C. D. Coleman	Urban League
Dr. Albert M. Davis	President, NAACP
Otis Thorpe	Empire Real Estate Board
Father Noel Burtenshaw	Catholic Archdiocese of Atlanta
Rev. W. H. Borders	Wheat Street Baptist Church
Nat Welch	Atlanta Federal Executive Board

REPORT OF
THE SUBCOMMITTEE ON CHURCH AND SOCIETY

March 26, 1968

The Committee has reviewed the Resolution of the Session of Trinity Presbyterian Church concerning the lack of adequate housing for all people, particularly the poor, in the City of Atlanta and its suburbs. The Cmmittee shares this concern and offers the following recommendations:

1. That the Committee be empowered to devise means by which the Presbytery and its member churches may (a) inform themselves concerning this urgent problem and (b) take action to help with its solution, especially in the area of discriminatory practices.

2. That the Presbytery take action at its Spring meeting, 1968, supporting the decision of Presbytery's Committee on Church Extension to act as one of the co-sponsors of the Atlanta Metropolitan Conference on Equal Opportunity in Housing, which will be held later this spring.

3. That the Presbytery encourage its member churches to make fullest possible use of the special emergency study unit which has just been prepared and endorsed by the Board of Christian Education as a means of acquainting our constituency with the present urban crisis and some of the ways in which we may minister in it.

4. That the Presbytery hear personally, upon the adoption of this report, from Mr. Albert J. Bows, Jr., President of the Atlanta Chamber of Commerce, concerning the problem of housing in our area and the challenge that it presents to the churches.

Respectfully submitted,

Gray M. Lindgren, Chairman
Jack P. Turner
Herbert J. West
W. E. Newton
Z. H. Holler

vf

RESOLUTIONS ADOPTED, HOUSING CONFERENCE, MAY 29, 1968

RESOLVED, that this Conference urges the local governments of the five-county Atlanta metropolitan area to enact local open housing ordinances in order to better effectuate the purpose and spirit of the open housing provisions of the Civil Rights Act of 1968.

****

WHEREAS a Workable Program is necessary for participation in most federal programs for low-income people, and

WHEREAS the Workable Program is not currently approved in DeKalb County, Clayton County, Cobb County, Fulton County, and Gwinnett County, and

WHEREAS this throws the entire burden of providing low-income housing on the City of Atlanta,

THEREFORE, be it resolved that this Conference go on record urging immediate steps in each county of metropolitan Atlanta to adopt a Workable Program to proceed with a program designed to meet the urgent housing needs of the five-county metropolitan area.

Attendance

	Preregistered Paid	Preregistered Not Paid	Walk-Ins	Total
Full Conference	355	40	51	446
Lunch and Conference	135	32	24	191
Dinner and Conference	10	10	18	38
Lunch only	14	57	9	80
Dinner only	52	15	51	118
Conference only	60	13	75	148
Total attendance	626	167	228	1,021

Total attendance at morning and afternoon sessions	823
Total attendance at lunch	717
Total attendance at dinner	602

Registration by Interest Groups

Federal employees		123
HUD	39	
HEW	21	
OEO	5	
Real estate (Includes real estate dealers, insurance, mortgage brokers, builders, architects and planners)		89
Miscellaneous business		26
Labor unions		14
Education		61
Public schools	8	
School board	2	
Colleges	51	

REGISTRATION - ATTENDANCE

Invitations mailed	5,643
Invitations returned	45
Invitations received	5,598

Registration

	Preregistered Paid	Preregistered Not Paid	Walk-Ins	Total
Registered, full conference	376	42	51	469
Registered, lunch and conference	142	40	24	206
Registered, dinner and conference	19	11	18	48
Registered, lunch only	14	59	9	82
Registered, dinner only	57	16	51	124
Registered, conference only	60	13	75	148
Total registered	668	181	228	1,077

Registered - Absent

	Preregistered Paid	Preregistered Not Paid	Total
Absent, full conference	21	2	23
Absent, lunch and conference	7	8	15
Absent, dinner and conference	9	1	10
Absent, lunch only	0	2	2
Absent, dinner only	5	1	6
Absent, conference only	0	0	0
Total absentees	42	14	56

Total registration	1,077
Total absentees	56
Total attendance	1,021

Attendance by Geographical Areas

Bibb County (Macon)			2
Clarke County (Athens)			1
Clayton County			7
	Forest Park	3	
	Jonesboro	4	
Cobb County			25
	Austell	3	
	Marietta	20	
	Mableton	1	
	Woodstock	1	
DeKalb County			197
	Avondale Estates	1	
	Chamblee	2	
	Clarkston	1	
	Decatur	55	
	Doraville	5	
	Lithonia	1	
	Redan	2	
	Scottdale	10	
	Stone Mountain	5	
	Tucker	2	
Dougherty (Albany)			1
Floyd County (Rome)			1
Fulton County			328
	East Point	8	
	Alpharetta	1	
	Atlanta	317	
	College Park	1	
	Roswell	1	
Gwinnett County (Lawrenceville)			1
Walton County (Monroe)			2

Atlanta Postal Areas by Quadrants

Northeast	208 (includes 2 poor)
Northwest	113 (includes 0 poor)
Southeast	21 (includes 8 poor)
Southwest	102 (includes 9 poor)

City governments		23
Atlanta aldermen	4	
Atlanta Housing Authority	12	
Decatur Housing Authority	1	
Miscellaneous, Atlanta	6	
Fulton County government		4
Georgia State government		10
State representatives	5	
State senators	1	
Family Services	1	
Miscellaneous	3	
Congressional candidates		2
Poor		88
No organization or occupation given		100

Attendance by Co-Sponsoring Organizations

American Friends Service Committee	19
American Institute of Planners - no list	
American Jewish Committee - Atlanta Chapter	8
American Veterans Committee - Atlanta Chapter - no list	
Anti-Defamation League of B'Nai B'Rith	9
Atlanta Branch, American Association of University Women - no list	
Atlanta Federal Executive Board - no list	
Atlanta Jewish Welfare Federation - no list	
Atlanta Labor Council, AFL-CIO	14
Atlanta Religious Society of Friends - no list	
Atlanta Presbytery	32
Atlanta Section, National Council of Jewish Women	15
Atlanta Summit Leadership Conference - no list	
Atlanta University	4
Atlanta University Center Corporation - no list	
Atlanta Urban League, Inc.	10
Catholic Archdiocese of Atlanta	38
Central Presbyterian	13
Christian Council of Metropolitan Atlanta, Inc.	33
Christian Methodist Episcopal Church - no list	
Church Women United in Atlanta	19
Citizens Advisory Committee for Urban Renewal	6
City of Atlanta - no list	
Clark College - no list	
Community Relations Commission of Atlanta	6
Coordinating Committee, United Presbyterian Church	11
Council on Human Relations of Greater Atlanta - no list	
Department of Catholic Social Services - no list	
Druid Hills Fair Housing Committee	33

East Lake Methodist Church	8
Economic Opportunity Atlanta, Inc.	23
Empire Real Estate Board	11
Episcopal Diocese of Atlanta	46
Executive Board, DeKalb Church Women United - no list	
Georgia Council of Churches	8
Georgia Council on Human Relations	55
Bishop Ernest L. Hickman - no list	
Housing Resources Committee - City of Atlanta	12
Interfaith, Inc.	7
League of Women Voters, Atlanta-Fulton County	28
League of Women Voters, DeKalb County	23
League of Women Voters of Georgia	8
Metropolitan Atlanta Summit Leadership Congress	15
Morehouse College	4
NAACP	47
National Association of Social Workers - no list	
National Conference of Christians and Jews	9
North Decatur Presbyterian Church - no list	
North Georgia Conference of Christian Social Concerns of the Methodist Church	16
Northside Fair Housing Committee	18
President's Committee on Equal Opportunity in Housing - no list	
Bishop John Owen Smith	37
Southern Christian Leadership Conference - no list	
Southern Regional Council, Inc.	69
Southwest Atlantans for Progress	13
Spelman College	14
Unitarian-Universalist Congregation	11
Urban Training Organization of Atlanta	17
Vista Citizens Corps	10
Wheat Street Baptist Church - no list	
YWCA	32

Non-Sponsoring Organizations

Churches		25
Baptist	5	
I.T.C.	5	
Lutheran	8	
United Church of Christ	7	
Emory University	11	
Ansley Park Fair Housing	5	
Decatur Fair Housing	3	
Morningside Fair Housing	2	
Miscellaneous organizations	23	

METROPOLITAN ATLANTA HOUSING CONFERENCE

9-9-68

Membership Application

Our organization would like to become a member of the Atlanta Metropolitan Housing Conference.

Name of Organization: Southern Regional Council, Inc

Organization address: 5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Telephone number: 522 8764

Our representative at Conference meetings will be:

Name: Morland Smith

Address: D.O.

Telephone number - Office: 522-8764 Home: 892-7850

Our alternate representative will be:

Name:

Address:

Telephone number - Office: Home:

Our organization is particularly interested in the following aspects of housing and we would like to work with the Conference in these areas:

Housing in relation to Urban Planning

Date: 9 September 1968

Signature

Title in organization

1031 Springdale Road, NE
Atlanta 30306

Please fill out blocks
form as per above

STATEMENT OF JACK TATUM
DIRECTOR, ATLANTA COMMUNITY RELATIONS PROGRAM, AFSC
TO METROPOLITAN ATLANTA HOUSING CONFERENCE
DECEMBER 20, 1968

A PROPOSAL

TO THE METROPOLITAN ATLANTA HOUSING CONFERENCE

EQUAL OPPORTUNITY IN HOUSING LEGISLATION

Atlanta and Equal Opportunity in Housing

I think that we all agree that the signs are still up in the Metropolitan Atlanta area with regard to housing. The right of unrestricted selection is not possible at this time for blacks or whites. These two statements I think should be of prime concern not only to those people interested in housing and human relations as we are gathered here today, but also to the entire metropolitan region.

For anyone within the scope of the MAHC not to realize the connection between freedom of residence and all other Equal Opportunity programs, e.g., Fair Employment, Education, Public Accommodations, means that they will not see the full elimination of the barriers.

The Atlanta area has responded well to Federal legislation in other areas. I am optimistic about its response to Housing after January 1, 1969. Because of the apparent implied consent atmosphere of the metro area with regard to employment, public accommodations, and education -- a word about education -- you

realize of course that there is first a need for dispersal of the populace to satisfy the 1954 decision, then at the same time, a program of general upgrading of the educational system.

It is because of this implied consent and the quite obvious success that I ask that we start today on a goal of legislation for equal opportunity in housing for the Metropolitan Atlanta area. In addition to the success that I have spoken of, we would be risking failure if we do not capitalize on the years of foundation work that has been laid for us. The odds, I believe, are about even now, but time is of the essence as Atlanta races to join its sister cities of America. I then offer for your consideration the following proposal:

I. That MAHC address itself to the broad aspects of equal opportunity in housing and that MAHC draw on the vast pool of resource people connected with us to guide us toward one of our initial goals of local legislation to complement the Federal law.

II. That MAHC seek to actively bring together representatives from the five-county governmental bodies for the formation of a regional commission to create legislation and to enforce such legislation.

III. That MAHC should become the force behind the development within the black community of desire for and interest in the creation of legislation for equal opportunity in housing.

Kathy

Mrs. Henrietta Canty
* Ed Grider
Mrs Ramona Cowart

} 26th Conference OBJECTIVES

* BUDGET

Items with $

Workshop
Stationery
Telephone
Office Supplies

* Office
AFSC
SRC
Cont Presby

Budget and Finance

Moreland Smith

Fr. Noel Burtenshaw	261-1000
Mrs. M. E. Richardson	237-2559
Dr. Benjamin Mays	349-2987

CIVIL RIGHTS ACT OF 1968

On April 10, 1968, the Congress enacted Civil Rights Bill H.R. 2516 by a vote of 250 to 171, and on April 11, 1968, it was signed by the President. (Title VIII is the Fair Housing portion of the Bill and is discussed at length below.)

- - - -

Title I provides for protection against violent interference with the exercise of specified rights including voting, public accommodations, public education, public services and facilities, employment, jury service, use of common carriers and travel in interstate commerce, and participation in federally-assisted programs.

Title I also establishes penalties for incitement to riot.

Titles II through VII concern protecting the rights of American Indians. In general terms, a bill of rights is established for American Indians and provision is made for assumption by States of civil and criminal jurisdiction over Indian country with the consent of the Indian tribes affected.

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FAIR HOUSING

Title VIII declares: "It is the policy of the United States to provide, within constitutional limitations, for fair housing throughout the United States."

Coverage

The prohibition against discrimination on grounds of race, color, religion or national origin in the sale, rental or financing of residential housing takes effect in three stages.

A. Upon enactment, the ban applies to that housing now covered by Executive Order 11063 on Equal Opportunity in Housing subject to the exemptions listed on page 2

(1) Dwellings owned or operated by the Federal Government;

(2) Dwellings provided in whole or in part with the aid of loans, advances, grants, or contributions made by the Federal Government under agreements entered into after November 20, 1962, unless payment has been made in full prior to the date of enactment of this title;

(3) Dwellings provided in whole or in part by loans insured, guaranteed, or otherwise secured by the credit of the Federal Government, under agreements entered into after November 20, 1962, unless payment

has been made in full prior to the date of enactment of the title. (Mortgages held by the FDIC or FSLIC institution and not otherwise included above are excluded from coverage);

(4) Dwellings provided by the development or the redevelopment of real property purchased, rented, or otherwise obtained from a State or local public agency receiving Federal financial assistance for slum clearance or urban renewal with respect to such real property under loan or grant contracts entered into after November 20, 1962.

B. After December 31, 1968, discrimination is barred in the sale, rental, or financing of other housing subject to the following three exceptions:

(1) Any single-family house sold or rented by a private owner who owns no more than three such single family houses at any one time. However, if the private individual owner is not a resident or was not the most recent resident of such house, this exemption applies only to one such sale within any twenty-four month period.

(2) Rooms or units in dwellings containing living quarters occupied or intended to be occupied by no more than four families living independently of each other, if the owner actually maintains and occupies one of such living quarters as his residence.

(3) Housing operated for other than commercial purposes, furnished to members of religious organizations, associations, or societies or members of private clubs.

Further, no person shall be denied access to or membership or participation in any multiple-listing service, real estate brokers' organization or other service, organization or facility relating to the business of selling or renting dwellings, or be discriminated against in the terms of such access on account of race, color, religion or national origin.

C. After December 31, 1969, the single-family exemption applies only if the sale or rental is made:

(1) without the use in any manner of the facilities or services of any real estate brokers, agent, salesman, or any person in the business of selling or renting; and

(2) without the publication, posting or mailing of any discriminatory advertisement or written notice.

Thus, an individual cannot utilize the professional services of persons in the business of renting and selling to effect a discriminatory purpose.

Prohibited Discriminatory Housing Practices

A. Discrimination is prohibited in:

(1) Sale or rental housing extended to:

a) refusal to sell or rent after a bona fide offer, or to negotiate or otherwise make available a dwelling

b) the terms, conditions or privileges of sale or rental, or the provision of connected services or facilities.

c) notices, statements or advertisements

d) representations respecting the availability for inspection, sale or rental.

e) certain representations as to the racial character of a neighborhood.

(2) Provision of financial assistance by businesses making commercial real estate loans.

(3) Brokerage and related services.

Administration

The Secretary of Housing and Urban Development is responsible for administering this title; and an additional Assistant Secretary is provided.

The Secretary is directed to:

(1) Make studies with respect to the nature and extent of housing discrimination; and publish results of these studies.

(2) Cooperate with and render technical assistance to governmental and private organizations and the Community Relations Service in particular.

(3) Administer the programs and activities relating to housing and urban development in a manner affirmatively to further the policies of this title.

Education and Conciliation

The Secretary is directed to call conferences with the housing industry and other interested parties for their advice on programs of voluntary compliance and of enforcement.

Enforcement

Complaints must be in writing, verified and filed with the Secretary within 180 days after the alleged discriminatory housing practice occurred; copies will be furnished immediately to respondents.

There are three enforcement routes provided.

(1) Within 30 days of receipt of the complaint the Secretary shall investigate and may proceed to resolution through informal methods of conference, conciliation, and persuasion, all of which are to be kept confidential. However, wherever a State or local fair housing law provides rights and remedies which are substantially the same as those provided in this title, the Secretary shall take no further action if the State or local agency has, within 30 days of notice, commenced proceedings, or having done so, is proceeding with reasonable promptness.

The Secretary is vested with broad investigating and subpena power enforceable in Federal district court to secure access to records, premises, and individuals. Any person who fails to answer such subpena is subject to a fine of not more than $1000 or imprisonment for not more than one year, or both.

If voluntary compliance is not achieved under Federal, State or local law, the aggrieved party may, within 30 days thereafter commence a civil action in any appropriate Federal district court.

(2) Private persons may bring a civil action within 180 days of the alleged discriminatory housing practice. However, the court shall continue the case before bringing it to trial if it believes that conciliation efforts of the Secretary or a State or local agency are likely to result in a settlement.

The court may appoint Counsel for the plaintiff and waive fees, costs or security.

Remedies include granting of permanent or temporary injunctions, actual damages, together with court costs and reasonable attorney fees in the case of a prevailing plaintiff who is not financially able to assume such fees. Bona fide purchasers without notice of the complaint are protected.

(3) The Attorney General may bring a civil action when he has reason to believe that a pattern or practice of resistance exists or that the denial to a group of persons of the rights granted under this title raises an issue of general public importance. Preventive relief includes permanent and temporary injunctions, restraining orders against those responsible for such a pattern or practice or denial of rights.

Effect On State Laws

State and local laws that grant, guarantee or protect the same rights as are granted under this Title are preserved. However, any law requiring or permitting a discriminatory housing practice shall to that extent be invalid.

Cooperation with State and Local Agencies

The Secretary with the consent of State and lcoal agencies and their employees may reimburse them for service rendered to assist him in carrying out this title.

Interference, Coercion, or Intimidation

Civil remedies are provided for interference with any person in the enjoyment of rights granted or protected by this title.

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Title IX on Prevention of Intimidation in Fair Housing Cases prohibits forcible interference with rights related to housing and provides criminal penalities for violations - a fine of not more than $1000 or imprisonment for not more than one year, or both; and if bodily injury results not more than $10,000 fine, nor more than 10 years imprisonment, or both; and if death results imprisonment for any term of years or for life.

Title X establishes three new Federal offenses and provides a penalty of a fine of $10,000, imprisonment up to five years, or both. The three new offenses are:

(1) Teaching or demonstrating the use or making of any firearm or explosive or incendiary device, knowing or having reason to know, or intending that it will be unlawfully employed for use in or in furtherance of a civil disorder which may in any way or degree obstruct, delay or adversely affect commerce, or the conduct or performance of any federally-protected function;

(2) Transporting or manufacturing for transportation in commerce a firearm or explosive or incendiary device, knowing or having reason to know, or intending that it will be used unlawfully in furtherance of a civil disorder;

(3) Committing or attempting to commit any act to obstruct, impede, or interfere with any firearm or law enforcement officer lawfully engaged in the lawful performance of his duties incident to and during the commission of a civil disorder which in any way or degree obstructs, delays, or adversely affects commerce for the conduct or performance of any federally-protected function. "Civil disorder" is defined as "any public disturbance involving acts of violence by assemblages of three or more persons, which causes an immediate danger of or results in damage or injury to the property or person of any other individual."

We have to go to the office for a meeting and expect to be back right before or certainly by noon. Don't eat lunch without me. If for any reason we're not back before you sit down, then save me a seat. OK??

OPERATION EQUALITY

and the

URBAN LEAGUE HOUSING PROGRAM

1968

I. Statement of the Problem

It is an established truism that Negroes have been denied equal opportunity in housing both within the City of Pittsburgh, and in certain of the surrounding municipalities. This denial of opportunity to individual human beings has not been fostered by any personal shortcomings, but because of race, color of skin, or country origin. Housing discrimination decrees that all persons of a particular group, regardless of personal qualifications, may not live in certain neighborhoods, but only in certain neighborhoods, but only in certain others. These other neighborhoods, the black ghettoes, are, for the most part, less desirable.

The patterns of discrimination and segregation in Pittsburgh have become institutionalized and constitute a major component of the practices of the housing and real estate industry broadly defined to include real estate brokers and salesmen, landlords, builders, developers, mortgage lending institutions, and government housing agencies. When the normal commercial real estate channels are open to minorities without discrimination, the need for open occupancy programming becomes obsolete.

This problem of discrimination in housing and its effect on the

general welfare of the country requires a program comparable to the magnitude of the problem. This means that our efforts must be directed toward changing the policies and practices of the housing and real estate industry.

Based on reports from the 8 participating Urban League affiliates covering the period January 1, 1965 to June 30, 1966, there were over 4,000 requests for the Housing Services, over 3,000 listings were received and over 575 families bought or rented homes. Over 200 complaints of discrimination were filed with state and city anti-bias agencies. The demonstrated success of this program in one region gave impetus to the view that the adoption of this program in other metropolitan areas would make a significant contribution toward achieving open-occupancy. The expansion of this program was made possible by a Ford Foundation Grant in the amount of $1.5 million for three years. The first city to participate in this project is Cleveland, Ohio. In the spring of 1967 two more cities are expected to join the program - Seattle, Washington and Pittsburgh Pennsylvania, Miami, Florida, Rochester New York, and New York City.

Objective

The Major goal of "Operation Equality" is:

To establish a "truly" open-housing market where all families may live where they wish, based upon their

ability to pay.

Program Inplementation

To establish an open-housing market, effective social forces within the community must be mobilized. This will be accomplished through the utilization of the following program components:

Metropolitan Council

This council will be used to mobilize all the community resources to increase and improve the housing supply and to insure equal access to the supply by all segments of the population.

Neighborhood Offices

This facet of the operation would seek to locate and activate potentially mobile families.

Housing Information Services

A listing of housing opportunities will be compiled by voluntary commitments as well as by those opportunities covered by the fair housing law.

A listing of families seeking these opportunities would also be established and maintained.

Fair Housing Activities

Community education programs in white suburbia and white

areas of the center city will be conducted.

Volunteers

For each of these program components, volunteers must be recruited, oriented to the program, and trained to assist and counsel families.

CHOOSE, as a clearing house, maintains a monthly listing of houses and apartments available for sale or rental on an open-occupancy basis in the Pittsburgh area. With the cooperation of groups concerned about fair housing, the service attempts to link the supply of available housing to the demand.

HISTORY

CHOOSE was begun in November, 1963 by the Public Affairs Committee of the First Unitarian Church of Pittsburgh to help Negro and other minority group homeseekers to find suitable housing within their resorces. Realizing that within the deeply discriminatory system operating in the Pittsburgh area there were individuals who believed in open housing, the group decided to establish a clearing house 1) of listings of properties available to all seekers, and 2) of families desiring such housing.

The service was begun in January 1964 with advice from a real estate broker, a lawyer, a human relations expert, and citizens who had participated in similar earlier attempts. A monthly listing of properties available on the open market was published and distributed by groups interested in the work. Under the direction of a Coordinator, with housing aides from among the church members were assigned to accompany prospective homeseekers in looking at homes and apartments. Aides were especially

useful in locating housing for families moving to Pittsburgh from other cities.

By July, 132 families had used the service. CHOOSE had obtained 175 listings, and 318 referrals had been made to homes on the CHOOSE lists. In October of 1965, the Director began to give leadership in extending the service to the community by involving organizations interested in fair housing. Increasing demand for housing necessitated the system of Coordinators to work in various area.

Through fair housing groups CHOOSE has enlarged its list of volunteers from the original group to the broader community; it has begun to enlarge its role within the Pittsburgh area; and it has participated in a variety of ways in the fair housing movement.

REPORT OF ACTIVITIES

Attainment of Goals

A major strength of CHOOSE is the fact that such a service exists and provides an opportunity that is not available through any other group or agency. The goals of the organization have been identified by volunteers as the following:

To help minority group families to find suitable housing

To Promote integration

To Achieve open occupancy

The fact that there was a dedicated core of volunteers and leadership who are willing to devote much time and energy without hope of personal reward has been the outstanding reason for the continuance of the organization. An interested and dedicated individual may give as much or as little time as he or she wishes in any of several phases of the group activities. Those who have received service become part of the chain for its continuance.

The organized support of named and unnamed groups, churches, associations, and agencies concerned about the problem of fair housing was basic in extending the services of CHOOSE to the larger community in and around Pittsburgh. The cooperating groups secure listings, provide aides, and donate supplies for the maintenance of the service.

Through informing citizens of their rights and responsibilities under the fair housing laws of the City and State, volunteers have helped to interpret the Pittsburgh Human Relations Ordianance and the Pennsylvania Human Relations Act.

The Positive results of obtaining homes for minority group members, as shown by statistics, in no way indicates the time, attention, devotion, and indirect education which accomplishes the goals of CHOOSE.

ACCOMPLISHMENTS

CHOOSE has worked with at least 1000 individuals or families within the 5 year period, January 1964 to January 1968. Through its direct or indirect efforts, 300 homeseekers found housing in the Greater Pittsburgh Area. Of that number, 244 secured units in areas which were 95 to 100 per cent white, and 96 moved into integrated (40 to 95 per cent) sections.

The data provided do not accurately measure the extent to which help given by Choose may have been a factor in the final move. Fifty-seven per cent of the registrants whose new address was known moved into predominantly white areas. Though thirteen per cent moved into integrated areas, efforts were made to prevent the formation of new ghettoes.

A far greater portion of registrants seek rental than sale housing. The number of persons who actually found housing shows five times as many rental units as houses bought. Of those who found housing with CHOOSE help, 76 per cent secured rental units, and 20 per cent pruchased homes. Of a total of 282 housing units which have been listed by homeowners, only six per cent have been sold through advertising on the CHOOSE lists. Additional listings are secured from brokers, banks, FHA, VA, and universities in the area.

In terms of the total need, the activities of CHOOSE have not solved the problem of housing for minority group members in proportion to the need for decent housing. Nevertherless, in providing a tool by which some upward-mobile families have been able to find housing suitable to their needs and resources, CHOOSE has encouraged a greater number of Negroes to seek housing outside of overcrowded areas.

ADMINISTRATION

Volunteers give service in a variety of ways to accomplish the goals of CHOOSE:

The service is administered by an Advisory Committee made up of individuals from the various cooperating groups and others with specialized knowledge in the field of housing. The Advisory Committee names the Director and Assistant Directors, who are responsible for interpreting the policies to the public, organizing activities in relation to cooperating groups, and receiving and assembling listings and reports.

The fair housing groups associated with the service furnish Area Coordinators for the City, North , East, South, and West areas, and in outlying communities. Coordinators assume the responsibility of recruiting aides and locating homes in their areas. They accept all calls from homeseekers and homeowners and arrange for inspection of homes.

Aides are secured through fair housing groups to help and advise persons who are seeking homes in the neighborhood. The intensity of service provided by aides ranges from simply giving leads, encouragement and advice to locating available housing, discovering the suitability of units, and furnishing escort service.

Clerical Volunteers may not work directly with homeseekers but are responsible for organizing, assembling, and mimeographing listings, writing letters, publishing a newssheet, or designing displays.

Other volunteers perform specific tasks involved in the overall procedure of securing listings of available housing and helping to create a receptive community climate for non-white families moving into a neighborhood. A CHOOSE volunteer is a person dedicated to the ideal of equal housing for all people.

ACTIVITIES

A. LISTING SERVICE

The monthly or bi-monthly listing of homes available on the open market is the primary activity of the Clearing House for Open Occupancy Selections. A listings secretary collects the information concerning homes offered and prepares the list for duplication. Volunteers arrange for the distribution of listings

to churches, clubs, and agencies which might bring them to the attention of potential clients.

The first CHOOSE list of January 1964 had nine homes for sale, ranging in price from $8,500 to $28,000 and five units for rent. The list of November -December 1966 showed 87 sale properties ranging in price from $5,000 to $38,000 with 52 homes in the $10,000-$20,000 category. The limited housing supply in the Pittsburgh area has made it impractical to list units offered for rent.

The listings provide the phone numbers of Area Coordinators and Rental Supervisor, but do not give the names of owners or locations of property advertised. A homeseeker calls the designated number and is referred to the seller, landlord, or broker who is handling the property. Homeowners who list their properties are informed of homeseekers who may be interested in viewing them.

Property listings are secured by members of fair housing groups through phone calls to owners, visits to real estate brokers, and through the open housing lists of governmental agencies, universities, and banks. Listings are shared with prospective buyers, Negro real estate agents, and cooperating groups, with the owners permission.

Additional listing with a fair housing broker is recommended.

B. <u>HOUSING AIDE SERVICE</u>

Housing Aides are the direct link with the homeseeker in

locating available housing in a neighborhood. Aides provide the family with information about the community, advertised housing, supportive individuals, and the fair housing laws, when necessary.

When a homeseeker phones an Area Coordinator for suggestions of listings, he is immediately assigned to an Aide who contacts him. To find the housing desired, intensive activity may be necessary, including phone calls in answer to all newspaper ads, visits to realtors, trips throughout the community seeking "For Sale" or "For Rent" signs, and actual inspection of properties.

The CHOOSE Aide maintains contact with the family, if desired, throughout the househunting process, which may be stretched into a lengthy period. Devious discriminatory practices make the process arduous and time-consuming. When discrimination is met or suspected, homeseekers are encouraged to file complaints with the Mayor's Commission on Human Relations or the Pennsylvania Human Relations Commission, bott of whose services are available. The Commissions provide assistance in securing housing covered by the city and state laws.

It has been found necessary to extend the service of CHOOSE into all phases of the housing transaction: locating houses, visiting properties, choosing the residence, securing a fair lawyer, receiving financial advice, securing a mortgage, and moving into a new community.

A family may consult CHOOSE at any point in the househunting

process for an Aide to provide information about a neighborhood, prices, values, fair brokers, or an explanation of other available services. A rewarding aspect of the often frustrating search for housing by a non-white family is the fact that the homeseeker may become a volunteer for CHOOSE and a member of a fair housing group.

SIGNIFICANCE OF CHOOSE

Open occupancy in housing depends upon the actions and activities of people living in thier communities. Volunteers have shown the important role thay can play in providing opportunities for minority group members to seek better housing. A core of concerned individuals in a neighborhood can promote a climate of acceptance which makes peaceful integration possible.

The process of meeting the vital and pressing housing needs of upward-mobile persons, as well as out-of-towners, who meet discrimination has been time-consuming, frustrating, and often discouraging. The courage and tenacity of both volunteers and homeseekers have built trust and friendship between persons of varied backgrounds.

Cooperating of groups concerned with open housing has established a working venture which advances freedom of choice in the Pittsburgh area. The support of such groups encourages homeseekers to choose housing which meets their needs and resources in hitherto unintegrated areas.

Increased knowledge and acceptance of air housing laws broaden

the opportunities of the homeseeker and strengthens the effectiveness of the homeseeker and strengthens the effectiveness of the work of the City and State human relations commissions.

In the Pittsburgh area, much of the good quality housing is in neighborhoods which have not been open to minority group members. The success of these families in moving into new areas is vital in creating a firm, stable, and responsible community leadership.

As a volunteer group offering a free service in Metropolitan Pittsburgh since January 1964, the Clearing House for Open Occupancy Selections provides an opporunity for all concerned about human values to work together in creating a progressive and truly open community.

C. COOPERATING GROUPS

CHOOSE depends upon the support of a number of organizations and agencies for its activity and growth. Members of the Associations for Racial Equality in South Hills, Penn Hills, North Hills, Allegheny Valley, and Sewickley Valley have provided a liaison with their communities. The Urban League mimeographs the listings; the Catholic Interracial Council, the Jewish Community Relations Council, the Young Women's Christain Association, and the First Unitarian Church have provided other stenographic and mailing services. Aides are supplied by these groups, as well as the Council of Jewish Women, Citizens for a Better City, and the Society

of Friends.

Additionally, Hill House Association, National Association for the Advancement of Colored People, Pittsburgh Area Religion and Race Council, Pittsburgh Presbytery, Methodist Board of Christian Social Concern, and numerous churches have provided support of various types. Through a cooperative venture of interested groups, a Workshop on Housing Opportunities was held in March, 1966. Specific proposals for future activiteis of fair housing groups were made and are being implemented.

D. Community Education

In broadening opportunities for minority groups to secure housing on the open market, CHOOSE has become involved in other phases of community life. Speakers from fair housing groups have sought the support of civic organizations. Representatives of CHOOSE participate in the Greater Pittsburgh Fair Housing Movement, the Allegheny County Council on Civil Rights, the Citizen-Clergy Coordinating Committee, and other groups. Testifying before City Council for a stronger fair housing ordinance, working with real estate brokers, industries, banks, and universities to secure their willingness to share listings; training volunteers; and helping groups to plan activities relating to housing have been some other aspects of CHOOSE work.

Housing Guide to Equal Opportunities

Suitable living environments and stable, racially inclusive occupancy patterns do not occur through law or by choice. They result from motivation, imaginative planning, and painstaking management. Enough has been said about the evils of segor complaince with minimum requirements of the law. Racial balance can be achieved by affirmative marketing practices . If there is greater pressure from the Negro market, special measures can be taken to recruit more white families. If too few non-white are applying, special recruitment can be directed to the Negro market.

Physical Location Setting, convenience, design and price are more important then influencing families to live in integrated neighborhoods than the presence or absence of people of other races. Partially subsidized moderate income housing seems to offer the best prospect for integration. It is at this economic level that the greatest of the white and non-white market occurs.

The special government assistance available to non-profit and cooperatives sponsors is encouraging many socially motivated organizations and private firms to enter the housing field and the advantageous financial terms make it feasible to cater to a racially inclusive market.

There must be a policy decision and plan for racial inclusiveness, both public and private that heretofore has been employed in moving this country toward "two societies, one black, one white - seperate

and unequal. A massive, well coordianted attack is essential to solve economic and social crises of urban areas, housing,employment schools, health, recreation and welfare all interact.

What we need now is sense of urgency, the kind of determined action that I think we could expect from businessmen if suddenly they were faced with a threat of the nationalization of industry or a tax bill which would work severe hardships on their businesses.

We should expect from the labor leaders of this country the kind or urgency and excitement and activity that we could expect if they were faces with compulsory collective bargaining legislation or strengthening of the Taft-Hartley Bill.

I think we should expect from the religious leaders the kind of commitment and urgency they would exhibit if they were suddenly told that they were no longer going to be tax exempt institutions.

January 18, 1969

Mr. Harry C. Adley
Adley Associates, Inc.
46 Fifth, NE
Atlanta, Georgia 30308

Dear Mr. Adley:

I appreciate Moreland Smith's sharing with the other officers of the Metropolitan Atlanta Housing Conference your correspondence with him relative to the increased participation by the Atlanta Urban League in the work of the Metropolitan Atlanta Housing Conference. The League supported the Conference last May, which was put on by the Metropolitan Atlanta Housing Conference, and I am sure that in the days ahead there is much that we will need to be doing together.

The Conference is planning a housing workshop for Wednesday, February 26, 1969, and I hope that you and other members of the League will be able to participate with us in that. It is planned as a seminar in specifics helping people to think in detail about how to implement actions in open housing, low-cost housing, and neighborhood stabilization.

With Lyndon Wade's able leadership we are looking forward to the progress which will be made by the Urban League in the days ahead. It is good to be your neighbor.

With every good wish, I am

Yours sincerely,

John Randolph Taylor

JRT DAW

CC: Lyndon Wade, Atlanta Urban League
Moreland G. Smith, Southern Regional Council
Jack Tatum, American Friends Service Committee
Mrs. Kathleen Wood, Metropolitan Atlanta Housing Conference

METROPOLITAN ATLANTA HOUSING CONFERENCE

1969 Officers

Chairman: The Rev. Randolph Taylor 522-7522
Central Presbyterian Church, 201 Washington St., S.W. 30301

Vice-Chairman: Mr. Jack Tatum 523-6628
American Friends Service Committee, 41 Exchange Pl, S.E. 30303

Treasurer: Mr. Moreland Smith 522-8764
Southern Regional Council, Inc., 5 Forsyth St., N.W. 30303

Secretary: Mrs. Kathleen Wood 378-5186
1031 Springdale Road, N.E., 30306

Committee Chairmen

Public Information: Mr. Nat Welch 522-4463 Ext. 433
Community Relations Commission, City Hall 30303

Open Occupancy: Mr. Leon Eplan 873-3315
Eric Hill Associates, 75 8th Street, N.E. 30309

Budget: Mr. Moreland Smith

Legislative: Mr. Robert Flanagan 688-8868
NAACP Regional Office, 859½ Hunter St., N.W. 30318

Low Cost Housing: Mr. John Steinichen 636-2723
Interfaith, Inc., 1863 Merrimac Ct., N.E. 30329

Community Relations: Mr. Noyes Collinson 355-8761
Society of Friends, 1113 Moore's Mill Rd.,N.W. 30327

Workshop: Mr. Irwin Schulman 523-3391
ADL, 41 Exchange Pl., S.E. 30303

Board Members At-Large

The Rev. Aloysius Clark, O.S.B. (1969-70) 522-4880
Catholic Social Services, 25 Boulevard, N.E., 30312

Mr. J. Q. Caruthers (1969-71) 688-7614
Spelman College, 668 Fielding Lane, S.W. 30311

Mr. N. Jerold Cohen (1969-70) 522-1600
3100 First National Bank Building, 30303

Mrs. Winifred McPhedran (1969) 373-7986
Society of Friends, 1748 Vickers Circle, Decatur 30030

The Rev. Ed Grider (1969) 875-1146
Urban Training, 1026 Ponce de Leon Ave., N.E. 30306

Mrs. Ramona Cowart (1969-71) 233-7340
Northside Fair Housing, 3512 Paces Place, N.W. 30327

DELEGATES AND ALTERNATES

Alexander, Mr. William 758-1208
1443 Pollard Dr., S.W. 30311
SWAP

1 Allgood, Mrs. Pierce 237-7330
3800 Randle Mill Rd., N.W. 30327
YWCA

1 Askren, Mrs. Edward, Jr. 233-7551
170 Laurel Forest Cr.,N.E. 30305
AAUW

2 Becker, Mrs. Louis 378-0791
5 1621 N. Decatur Rd., N.E. 30307
Unitarian-Universalist

1 Binns, Mrs. Carlton W. 233-3734
4 229 Bolling Rd.,N.W. 30305
6 Church Women United

6 Brannon, Mrs. Wallace
1482 Runnymeade Dr., N.E. 30319
DeKalb Church Women

6 Brenner, Mrs. Frank 634-4981
1206 Curtis Dr., N.E. 30319
DeKalb Church Women

3 Burtenshaw, The Rev. Noel 261-1000
136 W. Wesley Rd., N. W. 30305
Catholic Archdiocese

Cantor, Mrs. Betty 523-3391
41 Exchange Pl., S.E. 30303
ADL

2 Canty, Mrs. Henrietta 526-3263
787 Lynn Valley Rd., S.W. 30311
AFSC

1 Carter, Mrs. James H. 233-7446
981 Eulalia Rd., N.E. 30319
AAUW

5 Cecil, Mrs. Richard 377-8625
2 938 Oakdale Rd., N.E. 30307
Unitarian-Universalist

5 Cheek, Dr. Wilson 688-7510
2 1009 First Federal Bldg. 30303
NCCJ

Clayton, Mrs. Xernona 524-8876
565 Hill St., S.E. 30312

2 Cohn, Mr. Ronald 523-3391
ADL - 41 Exchange Pl.,S.E. 30303

4 Cowart, Mrs. Ramona 233-7340
5 3512 Paces Place, N.W. 30327
2 Northside Fair Housing

Crosland, Mr. David W. 525-1617
41 Exchange Pl., S.E. 30303
Lawyers Committee for Civil
Rights Under Law

5 Cuba, Mr. Max 875-8787
2 45 8th St., N. E. 30309

Davis, Mrs. Sid 876-1168
1687 N. Pelham, N.E. 30324
Atlanta LWV

4 deGive, Mrs. Henry 355-2342
5 355 Peachtree Battle Ave.,N.W. 30305
2 Northside

Driscoll, The Rev. Edward 524-0971
159 Forrest Avenue, N.E. 30303
Georgia Council of Churches

5 Feagan, Miss Mary Ellen 525-6468
52 Fairlee St., N.W. 30303
Ga. Council on Human Relations

Ficht, Mr. Tom 633-9673
1428 Brook Valley Ln., N.E. 30305
American Institute of Planners

Fisher, The Rev. Robert 241-6347
737 Woodland Ave., S.E. 30316
Episcopal Diocese

Gershon, Mrs. Harry 373-6887
1336 Harvard Rd., N.E. 30306
Druid Hills

Gettinger, Mr. Mike 525-4825
41 Exchange Pl., S. E. 30303
Jewish Welfare Federation

Delegates and Alternates - 2.

Gloster, Dr. Hugh 688-4223
223 Chestnut St., S.W. 30314
Morehouse College

Gruber, Mr. Bruce B. 874-8989
FCH Services, Inc. Suite 201
230 Peachtree St., 30303

2 Hammond, Mr. David 633-3311 Ext. 702
Venereal Disease Program, CDC, 30333
Federal Executive Board

5 Hardy, The Rev. Jerry 261-1000
136 W. Wesley Road, N.W. 30305
Catholic Archdiocese

5 Hearle, Mr. Percy
2278 Creatwood Trail, Smyrna 30080
Urban Renewal

2 Helton, Mrs. Peggy 378-5170
1895 Delphine Dr., Decatur 30032
Glenwood

5 Howland, Mr. William 524-2745
City Hall, 30303
Urban Renewal

2 Hughes, Mr. Bob 526-4396
P. O. Box 2150, 30301
Community Relations Service

4 Janus, Mrs. Sidney 355-7909
1435 W. Wesley Rd., N.W. 30327
Georgia LWV

5 Kerpel, Mrs. Fred 378-9023
486 Emory Cr., N.E. 30307
DeKalb LWV

Kibler, Mrs. Jane 634-3336
1790 LaVista Rd., N.E. 30329
Urban Training

Lee, Dr. Ralph H. 688-4223
223 Chestnut St., S.W. 30314
Morehouse College

Lemon, Mr. James R. 521-2355
239 Auburn Ave., N.E. 30303
Atlanta Urban League

Lewis, Mr. Jerry L. 873-2931
1132 W. Peachtree St.,N.E. 30309
Atlanta Presbytery

Lindskoog, Mr. Jim 522-4463
1203 City Hall, 30303
CRC

Lipson, Mrs. Leonard
145 Copeland Rd.,N.E. Apt.B5 30305
NCJW

2 McLeod, The Rev. Oscar 525-9768
1620 First Federal Bldg. 30303
Fair Housing Association

5 McCown, Mr. John 525-6468
52 Fairlee St., N.W. 30303
Ga. Council on Human Relations

McDonald, The Rev. Riley 349-2621
2800 Gordon Rd., S. W. 30331
United Presbyterian Churches

2 McGuffog, Mrs. Norman 938-9643
3543 Beach Hill Dr.,Doraville
Doraville 30340

Mantler, Mrs. Marshall 233-3609
3790 Paces Ferry Rd.,N.W. 30327
AJC

Metzger, Mrs. Eleanor
721 Juniper St., N.E. 30308
Vista Citizens Corps

Moore, Dr. Harmon 524-1167
167 Walton St., N. E. 30303
Christian Council

2 Moore, Mr. James 522-3541
160 Barksdale Dr., N.E. 30309
Ansley Park

Parker, The Rev. H. C. 875-8921
341 Ponce de Leon Ave.,N.E. 30308
Atlanta Presbytery

1 Parks, Mrs. Walter 753-9997
4 502 Rockwell St., S. W. 30310
6 Churchwomen United

Delegates and Alternates - 3.

Pritchett, Mr. Walter 522-4612
853 Kings Grant Dr., N.W.
Atlanta NAACP

Rea, The Rev. Bob 522-7522
201 Washington Street, S.W. 30301
Central Presbyterian

1 Reeb, Mrs. Roger 233-8517
164 Peachtree Hills Ave.,N.E. 30305
Social Workers

4 Richardson, Mrs. M. E. 237-2559
755 Park Lane, Decatur 30033
Georgia LWV

5 Scherer, The Rev. James 524-7911
1 329 Ivy St., N. E. 30303
Catholic Social Services

Shubin, Mrs. Joshua 261-7236
3208 Argonne Dr., N.W. 30305
NCJW

5 Sibley, Mr. Horace 525-0484
864 Beaverbrook Dr.,N.W. 30318
Interfaith

Sigmund, Mr. Robert 378-9470
1210 Cameron Ct.,N.E. 30306
Druid Hills

5 Spielberg, Mrs. Sol 636-2325
4 1443 Merryman Ln., N.E. 30324
DeKalb LWV

Stolpestad, Mrs. James 938-7850
3549 Old Chamblee-Tucker Rd.
Doraville 30340

Taylor, Mr. Joseph 523-8279
55 Walnut St., S.W. 30314
Atlanta U. Center Corp.

Tucker, Mr. Deane 526-3426
645 Peachtree 7th Bldg. 30323
Federal Executive Board

Uhrey, Mrs. Ralph 237-9855
3780 Paces Ferry Rd., N.W. 30327
AJC

1 Warner, Mrs. Donna 872-5777
1264 Cumberland Road, N.E. 30306
Morningside

1 Williams, Mrs. Eleanor
3498 Fairlane Ct., N. W. 30331
Social Workers

Wood, Mr. James N. 522-8764
5 Forsyth St., N.W. 30303
SRC

2 Pounds, Mr. Leslie 874-7344
1193 Beech Valley Rd., N.E. 30306
Morningside

Price, Mr. Jack 523-8451
AJC - Hartford Bldg. 30303

Committees

1 - Public Information

2 - Open Occupancy

3 - Budget

4 - Legislative

5 - Low Cost Housing

6 - Community Relations

Member Organizations - 1/13/1969

American Friends Service Committee
American Jewish Committee
Anti-Defamation League of B'nai B'rith
Atlanta Branch, American Association of University Women
American Institute of Planners, Georgia Section
Atlanta Federal Executive Board
Atlanta Jewish Welfare Federation
Atlanta Branch, National Association for the Advancement of Colored People
Atlanta Section, National Council of Jewish Women
Catholic Archdiocese of Atlanta
Central Presbyterian Church
Church Extension Committee, Presbytery of Atlanta
Church Women United in Atlanta
Citizens Advisory Committee for Urban Renewal
Community Relations Commission, City of Atlanta
Department of Catholic Social Services
Doraville Fair Housing Committee
Druid Hills Fair Housing Association
Executive Board, DeKalb Council of Church Women United
Georgia Council of Churches
Georgia Council on Human Relations
Interfaith, Inc.
League of Women Voters of DeKalb County
League of Women Voters of Georgia
Morehouse College
Morningside Fair Housing Association
National Conference of Christians and Jews
North Georgia Chapter, National Association of Social Workers
Northside Fair Housing Committee
Southern Regional Council, Inc.
Spelman College
Unitarian-Universalist Congregation of Atlanta
Urban Training Organization of Atlanta
Young Women's Christian Association

Organizations Not Signed

Atlanta Chapter, American Veterans Committee
Atlanta Labor Council, AFL-CIO
* Atlanta Monthly Meeting of the Religious Society of Friends
Atlanta Summit Leadership Conference, Inc.
Atlanta University
Atlanta University Center Corporation
Atlanta Urban League
* Christian Council of Metropolitan Atlanta
Christian Methodist Episcopal Church
City of Atlanta
Clark College
Council on Human Relations of Greater Atlanta
East Lake Methodist Church
* Economic Opportunity Atlanta, Inc.
Episcopal Diocese of Atlanta
Bishop Ernest L. Hickman
Housing Resources Committee of the City of Atlanta
* League of Women Voters of Atlanta-Fulton County
Metropolitan Atlanta Summit Leadership Congress, Inc.
North Georgia Conference Board of Christian Social Concerns of the Methodist Church
Bishop John Owen Smith
Southern Christian Leadership Conference
* Southwest Atlantans for Progress
Vista Citizens Corps
Wheat Street Baptist Church

* Denotes that delegates are attending meetings.

METROPOLITAN ATLANTA HOUSING CONFERENCE

1031 SPRINGDALE ROAD, N.E. • ATLANTA, GEORGIA 30306 • 378-5186

MEMBER ORGANIZATIONS
(PARTIAL LISTING)

AMERICAN FRIENDS SERVICE COMMITTEE
AMERICAN INSTITUTE OF PLANNERS, GEORGIA SECTION
AMERICAN JEWISH COMMITTEE - ATLANTA CHAPTER
ANTI-DEFAMATION LEAGUE OF B'NAI B'RITH
ATLANTA AREA FAIR HOUSING ASSOCIATION
ATLANTA BRANCH, AMERICAN ASSOCIATION OF UNIVERSITY WOMEN
ATLANTA BRANCH, NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE
ATLANTA FEDERAL EXECUTIVE BOARD
ATLANTA JEWISH WELFARE FEDERATION
ATLANTA MONTHLY MEETING OF THE RELIGIOUS SOCIETY OF FRIENDS
ATLANTA SECTION, NATIONAL COUNCIL OF JEWISH WOMEN
CATHOLIC ARCHDIOCESE OF ATLANTA
CENTRAL PRESBYTERIAN CHURCH
CHRISTIAN COUNCIL OF METROPOLITAN ATLANTA, INC.
CHURCH EXTENSION COMMITTEE, PRESBYTERY OF ATLANTA
CHURCH WOMEN UNITED IN ATLANTA
CITIZENS ADVISORY COMMITTEE FOR URBAN RENEWAL
COMMUNITY RELATIONS COMMISSION OF ATLANTA
COORDINATING COMMITTEE OF THE PRESBYTERIAN CHURCHES OF GREATER ATLANTA
DEPARTMENT OF CATHOLIC SOCIAL SERVICES
DORAVILLE FAIR HOUSING COMMITTEE
DRUID HILLS FAIR HOUSING COMMITTEE
ECONOMIC OPPORTUNITY ATLANTA, INC.
EXECUTIVE BOARD, DEKALB COUNCIL OF CHURCH WOMEN UNITED
FOUNDATION FOR COOPERATIVE HOUSING
GEORGIA COUNCIL OF CHURCHES
GEORGIA COUNCIL OF HUMAN RELATIONS
INTERFAITH, INC.
LAWYERS COMMITTEE FOR CIVIL RIGHTS UNDER LAW
LEAGUE OF WOMEN VOTERS OF ATLANTA-FULTON COUNTY
LEAGUE OF WOMEN VOTERS OF DEKALB COUNTY
LEAGUE OF WOMEN VOTERS OF GEORGIA
MOREHOUSE COLLEGE
MORNINGSIDE FAIR HOUSING ASSOCIATION
NATIONAL COUNCIL OF CHRISTIANS AND JEWS, INC.
NORTH GEORGIA CHAPTER, NATIONAL ASSOCIATION OF SOCIAL WORKERS
NORTHSIDE FAIR HOUSING COMMITTEE
SOUTHERN REGIONAL COUNCIL, INC.
SOUTHWEST ATLANTANS FOR PROGRESS
SPELMAN COLLEGE
UNITARIAN-UNIVERSALIST CONGREGATION OF ATLANTA
URBAN TRAINING ORGANIZATION OF ATLANTA
YOUNG WOMEN'S CHRISTIAN ASSOCIATION

February 10, 1969

AN INVITATION TO YOU

You are warmly invited to attend a Workshop sponsored by the Metropolitan Atlanta Housing Conference on Wednesday, February 26 at the Ebenezer Baptist Church, 413 Auburn Avenue from 8:30 a.m.-4:30 p.m.

You will recall the eminently successful conference last May of the Atlanta Metropolitan Committee for Equal Opportunity in Housing. The February 26 Workshop is a follow-up effort for the "committed" with a triple thrust: (1) How to obtain open housing; (2) How to get more low cost housing; and (3) How to attain neighborhood stabilization. The experts will give you techniques for reaching these goals in three different seminars. Mrs. Saddel Sachs, known for her record of accomplishment in these areas in Boston, will be the keynote speaker.

The noble tradition of the Ebenezer Baptist Church should of itself spur us to action in this crucial area. A copy of the program is enclosed. Registration is a modest $2.50 which includes a box lunch.

Registration will be limited to approximately 200..... so please fill out the enclosed registration card and mail today. We hope you can participate in this important Workshop on February 26.

Cordially,

John Randolph Taylor
Chairman

METROPOLITAN ATLANTA HOUSING CONFERENCE

HOUSING SEMINAR

February 26, 1969

Ebenezer Baptist Church

8:30 a.m. - 9:00 a.m.	Registration and Coffee	
9:00 a.m. - 10:20 a.m.	Welcome	Dr. J. Randolph Taylor Chairman
	Keynote Address	Mrs. Sadelle Sachs Fair Housing Association Boston, Massachusetts
	Atlanta Attitudes and Needs	Mr. Jack Tatum Vice-Chairman
10:30 a.m. - 12:00 p.m.	Seminars* Open Housing Low Cost Housing Neighborhood Stabilization	
12:00 p.m. - 1:00 p.m.	Luncheon	
1:00 p.m. - 2:30 p.m.	Seminars	
2:45 p.m. - 4:00 p.m.	Seminars	
4:00 p.m. - 4:30 p.m.	Introduction of Speaker	Dr. J. Randolph Taylor
	Closing Remarks	The Hon. Julian Bond State Representative

* Note: The seminars will be repeated three times so that each person attending will be able to participate in every session.

OFFICE OF ECONOMIC OPPORTUNITY

ROUTING SLIP

	NAME	X	ACTION
			APPROVAL
1	Kathy Woods		CONCURRENCE
			FILE
2			INFORMATION
			INVESTIGATE AND ADVISE
3			NOTE AND FORWARD
			NOTE AND RETURN
4			PER REQUEST
			RECOMMENDATION
5			SEE ME
			SIGNATURE
6			REPLY FOR SIGNATURE OF:
7			

REMARKS

Please register Paul McDonough, VISTA Volunteer for the Housing Conference, as per our telephone conversation 2/24/69. I am enclosing my personal check for the amount. I would appreciate your sending a receipt for the amount of the total registration (7 @ $2.50= $17.50) When you have time to catch your breath.

FROM:	NAME	DATE
	Joy Cook, Sect. Citizens corps	2/24/69

OEO FORM 11 OCT 64 GPO 864-564 GSA 65-5711

Tom

Ed Ryce

2 & R 2

Seawall

80°

Siloco

854

8

25th

Joy Cook

Eleanor Metzger

Please bill Mike Padros 2.50
Legal Aid

Please bill Community Relations
Commission, City Hall, 5.00
for Jim Lindskoog and
La French Hollis

METROPOLITAN ATLANTA HOUSING CONFERENCE

Ebenezer Baptist Church

February 26, 1969

Keynote Address * Mr. Carl Ware

HOUSING

It is ironical for American History that racism which was essentially rural and Southern in its origin is today basically urban and national in its manifestations.

Pittsburgh, like Atlanta is a segregated city. According to 1960 census figures 94% (95,267) of the Negro population lived in 52 of approximately 183 census tracts. Estimates are that this number has significantly increased since that time.

Though Negroes comprised 16% of the population of the city in 1960 they occupied 33.3% of the substandard housing units. Of these 13,500 substandard units 10,500 (77.8%) were occupied on a rental basis.

Negroes spend 25.7% of their income for rent. Whites spend 18.2%.

Of the 183 census tracts comprising the city 14 have no Negro population, 45 have less than 1% Negro population.

Negroes make up approximately 18% of the city population but only 3% of the population outside of the city. Most of the Negro population outside of the city limits reside in 3 third-class cities in Allegheny County -- Clairton, Mckeesport and Duquesne.

* Parts of Keynote address adlived

In 1960, 72% of the white population lived outside the city limits compared wity 57.6% in 1950. This shows the flight of the white man to the suburbs leaving the inner city to the Negro.

Seventy percent of all Negro households are located on blocks that are 50% or more non-white.

Negroes that make from seven to ten thousand dollars per year are not as well housed as whites who make the same.

Nearly 7 of 10 non-white occupied households were located in the Upper-Lower Hill, the Strip, Garfield, East Liberty, Homewood-Brushton and Beltzhoover in 1960.

The majority of newly established non-white households are located in already highly concentrated areas of non-white occupancy.

Three-fourths of the city's residential blocks haae no racial integration. There were substantial differences in the housing conditions of Negro and white families relocated from the lower hill redevelopment area. Although 4 times as many non-white families were relocated, 23 times as many non-white families ended up in substandard housing.

To help prevent discriminatory practices in the sale and rental of properties, the City of Pittsburgh in 1958 adopted a fair housing ordinance which prohibits discrimination in the sale or rental of all units except those whose owner owns fewer than five units in the city.

The law is enforced through the compliance division of the Mayor's Commission on Human Relations. The Commonwealth of Pennsylvania has an ordianance enforced by the Pennsylvania Human Relations Commission which covers all housing accomodations except owner-occupied one-or two family dwellings. The state

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41 EXCHANGE PLACE, S. E. — 523-3391 — ATLANTA, GA. 30303

March 5, 1969

Mr. Moreland Griffith Smith
Director, Urban Planning
Southern Regional Council, Inc.
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Moreland:

I am answering your letter of February 18 addressed to Irwin Schulman, who you know is no longer with ADL.

I do not know if someone else has been named to the Workshop Committee of the Metropolitan Atlanta Housing Conference, to whom you would want to address your request.

If I can assist in any way please let me know.

Sincerely,

Betty

Mrs. Betty Cantor
Southern Education Director

BC/rk

METROPOLITAN ATLANTA HOUSING CONFERENCE

BOARD MEETING

April 11, 1969

AGENDA

Call To Order

Minutes - - - - - - Kathy Wood

Communications — Bob Flannigan - Legislative Committee, NAACP South Georgia

Membership of the Board

Committee Reports — July August

- Low-Cost Housing (or Income Family) — John STEINICHEN — Mailing — $1,000.00 - $2,000
- Community Relations — Fr. CLARK
- Legislation — Bruce GRUBER
- Budget and Finance — $1,200.00
- Open Occupancy — Leon EPLAN — 10 member Committee — Fair Housing Bumper Sticker — Pledge
- Public Information — ~~Not~~ WELCH — High Priority, Short Range, Middle " Long Range, Public Treasurer
- MEMBERSHIP

Unfinished and New Business

HOUSING SERVICE CENTER

EXECUTIVE COMMITTE

Atlanta YOUTH COUNCIL

OTHER GROUPS
Key Organizations

1. HRC — Malcom Jones
2. Urban Develop Adv Com — Noah Langdale, Dean Lacy
3. Atlanta Housing Authority
4. Atlanta School Board
5. CHR — Nat Welch
6. Lawyers Committee — David Crosland
7. Urban East — James Robinson
8. ACLU
9. NAACP
10. Moderates — Federal Executive Board — $20.00
11. Interfaith

METROPOLITAN ATLANTA HOUSING CONFERENCE

1031 SPRINGDALE ROAD, N.E. • ATLANTA, GEORGIA 30306 • 378-5186

June 6, 1969

MEMBER ORGANIZATIONS
(PARTIAL LISTING)

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AMERICAN JEWISH COMMITTEE - ATLANTA CHAPTER
ANTI-DEFAMATION LEAGUE OF B'NAI B'RITH
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ATLANTA BRANCH, AMERICAN ASSOCIATION OF UNIVERSITY WOMEN
ATLANTA BRANCH, NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE
ATLANTA FEDERAL EXECUTIVE BOARD
ATLANTA JEWISH WELFARE FEDERATION
ATLANTA MONTHLY MEETING OF THE RELIGIOUS SOCIETY OF FRIENDS
ATLANTA SECTION, NATIONAL COUNCIL OF JEWISH WOMEN
CATHOLIC ARCHDIOCESE OF ATLANTA
CENTRAL PRESBYTERIAN CHURCH
CHRISTIAN COUNCIL OF METROPOLITAN ATLANTA, INC.
CHURCH EXTENSION COMMITTEE, PRESBYTERY OF ATLANTA
CHURCH WOMEN UNITED IN ATLANTA
CITIZENS ADVISORY COMMITTEE FOR URBAN RENEWAL
COMMUNITY RELATIONS COMMISSION OF ATLANTA
COORDINATING COMMITTEE OF THE PRESBYTERIAN CHURCHES OF GREATER ATLANTA
DEPARTMENT OF CATHOLIC SOCIAL SERVICES
DORAVILLE FAIR HOUSING COMMITTEE
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INTERFAITH, INC.
LAWYERS COMMITTEE FOR CIVIL RIGHTS UNDER LAW
LEAGUE OF WOMEN VOTERS OF ATLANTA-FULTON COUNTY
LEAGUE OF WOMEN VOTERS OF DEKALB COUNTY
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UNITARIAN-UNIVERSALIST CONGREGATION OF ATLANTA
URBAN TRAINING ORGANIZATION OF ATLANTA
YOUNG WOMEN'S CHRISTIAN ASSOCIATION

Dear Member:

Attached is a copy of a letter we have sent Mr. Cary Hooks regarding the use of Oglethorpe Apartments for low and moderate income housing.

There are 1,000 units in the Oglethorpe complex. It is our understanding that these can be obtained and rehabilitated at a total cost of $10,000 per unit as opposed to a new construction minimum cost of $13,000 per unit. Oglethorpe also has far less population density per acre than is now standard in low cost housing.

We believe that it would be in the best interests of Atlanta and DeKalb County for the property to be utilized in this way. Interfaith is interested in undertaking the job and there may be others who will become interested.

There is a strong possibility, however, that the complex will be sold to a private corporation and be operated as any other profit making garden type apartment development.

We are asking, therefore, that your organization write Mr. Hooks, with copies to the others shown on the letter, in support of the use of Oglethorpe Apartments as low and moderate income housing.

Thank you for your help.

Sincerely,

John Randolph Taylor

JRT DAW

Copies should be addressed to:

President Richard M. Nixon
The White House
Washington, D. C.

Mr. Daniel P. Moynihan
The White House
Washington, D. C.

Secretary George Romney
Dept. of Housing & Urban Development
Washington, D. C.

Mr. Ed Baxter
Dept. of Housing & Urban Development

PAGE PARTIALLY ILLEGIBLE

June 6, 1969

Mr. Cary S. Hooks
Federal Housing Administration
230 Peachtree Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Hooks:

It has come to our attention that your office is working toward the eventual sale of the Oglethorpe Apartments, which you control as a result of foreclosure. As an organization vitally concerned with low income housing, we urge that these apartments be made available for low and moderate income housing, with provisions for future home ownership, under sections 235 and 236. We understand that there is at least one organization interested in undertaking this project on these terms.

At present DeKalb County has only 250 low rent public housing units, concentrated in a single area. It shares with Atlanta a need for many more. The use of Oglethorpe could do much to alleviate a serious shortage in less time and at less cost than would be required by new construction.

Oglethorpe Apartments are ideally located for such a purpose. There are schools in the area able to accommodate the increased pupil load; there is convenient shopping; the low population density per acre allows recreational facilities; and it is in close proximity to new job opportunities adjacent to the perimeter highway.

We are confident that you share our concern that these apartments be put to their most socially productive use. We hope to hear from you at your earliest convenience as to the feasibility of developing Oglethorpe Apartments along the lines indicated above.

Sincerely yours,

John Randolph Taylor

JRT DAW
CC: President Richard M. Nixon
Secretary George Romney
Mr. Daniel P. Moynihan
Mr. Ed Baxter

TESTIMONY OF
FATHER THEODORE M. HESBURGH, C.S.C.
CHAIRMAN, U.S. COMMISSION ON CIVIL RIGHTS

BEFORE THE

SUBCOMMITTEE ON HOUSING OF THE
COMMITTEE ON BANKING AND CURRENCY OF THE
HOUSE OF REPRESENTATIVES ON --
NATIONAL HOUSING GOALS

Tuesday, June 10, 1969

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Mr. Chairman and Members of the Subcommittee:

I am Father Theodore M. Hesburgh, Chairman of the U.S. Commission on Civil Rights, and President of Notre Dame University. I appreciate the opportunity to present the views of the Commission on national housing goals and to suggest ways in which Federal housing policy can make a more substantial contribution, not only toward increasing the Nation's housing supply, but toward resolving the problems of unrest and injustice that afflict so many of the Nation's urban centers.

It has been my privilege to serve on the Commission on Civil Rights since its establishment more than a decade ago. During this period, there have been dramatic changes and significant progress in assuring equal rights. In the last five years alone, Congress has enacted three sweeping civil rights laws removing much of the legal foundation upon which second

class status for minority group members rested for more than a century. The right to vote, which, for generations, was systematically denied to black Americans in many parts of the South now is legally assured by virtue of the Voting Rights Act of 1965. Employment discrimination, which was practiced North and South now is legally prohibited through Title VII of the Civil Rights Act of 1964. The right to equal participation in the benefits of federally assisted programs now is legally protected under Title VI of the 1964 Civil Rights Act. And last year, Congress through Title VIII of the 1968 Civil Rights Act, made fair housing the law of the land.

These laws already have had a significant impact in changing conditions which, for decades, had seemed unchangeable. Hundreds of thousands of Negroes now are participating in the political process in the South--many hold public office--where 5 years ago only a scattered handful enjoyed the right to vote. Under Titles IV and VI of the 1964 Civil Rights Act, many more Negro school children are attending desegregated schools than in the previous 10 years following the Supreme Court's decision outlawing legally sanctioned school segregation.

Despite this progress, however, inequities persist and injustices that have been allowed to grow and fester for generations have been relatively unaffected by these civil rights laws. Black and brown Americans still are underrepresented in many professions and skilled-high paying jobs, despite the protections afforded by Title VII of the 1964 Civil Rights Act. Most Negro children still attend segregated schools, despite the provisions of Titles IV and VI of the 1964 Act. And black

Americans still are confined to inferior housing, concentrated in decaying parts of central cities, despite efforts of the Executive Branch and the enactment of the Fair Housing Law.

There are those who, having observed these intolerable conditions, now conclude that the enormous effort expended in getting these civil rights laws enacted was wasted--that the persistence of inequity demonstrates that the civil rights movement has been a failure and now should be abandoned. In my view, these people have misconstrued the issues to which the civil rights movement has been addressed. They have failed to understand the scope and dimensions of the problems involved. Above all, they have failed to understand that the struggle for equal rights and equal opportunity has not ended. It has barely begun.

Mr. Chairman, through the enactment of the civil rights laws of the past decade, we have completed only a part of the task before us--by far the easiest part. We have addressed ourselves so far largely to problems of overt discrimination and we have by no means completely eliminated them. Other major problems remain. These are the more intractable problems of social and economic injustice. There also is the need to overcome the effects of past discrimination and to eliminate from the attitudes of our people and from our social, political, and economic institutions those factors which reflect our history of discrimination. These are problems to which we have paid too little attention for too long a time. What also lie before us are the problems stemming from racial and economic separation in metropolitan areas which we have encouraged, for decades, through conscious Federal policy and through inadvertent neglect.

If these problems are to be resolved, it must involve an accelerated effort

in every field--in education, in job training, in housing, in health and welfare. It also must involve a conscious and coordinated effort to counteract racial and economic segregation and to unify urban society.

Housing is a key to this effort and the hearings this Committee is holding on national housing goals can go far in making housing a pivotal instrument for this purpose.

At first blush, it would appear strange that this Committee at this time is addressing itself to the matter of national housing goals. I do not have to remind this Committee that the Federal Government has been heavily involved in housing for 35 years, dating to the enactment of the 1934 National Housing Act. I also do not have to remind this Committee that the Nation already is committed to a national housing goal, and has been for some time. In 1949, the Congress pledged to the American people "the realization as soon as feasible of the goal of a decent home and a suitable living environment for every American family." Yet, today, 35 years after the National Housing Act was passed, 20 years after the national housing goal was promulgated, this Committee is holding hearings on our national housing goals and trying to determine how the pledge to the American people, made in 1949, can be redeemed.

What your Committee is doing, however, is not strange at all. It is realistic. The sober fact, as the Congress expressly found last year, is that the national housing goal has not been achieved.

There are undoubtedly many reasons why this goal has not been achieved. I would like to suggest for your consideration three reasons which seem to me of particular importance.

First, until recently, there was no substantial effort to define with any precision what the goal means. That is, little in the way of content was added over the years to give meaning and life to those noble words by which the goal is expressed. For example, until recently, we had little idea of how many housing units were needed to assure "a decent home ... for every American family." We still have little idea of the price and rental ranges of the housing that must be provided if the goal is to be achieved "for every American family." We still have made little effort to determine, even in the interest of sound economic growth, where the housing should be located and who should occupy it. And the term "a suitable living environment" remains vague and undefined.

Second, until very recently, we failed to provide the basic tools necessary to facilitate accomplishment of the goal, even in its narrowest sense. Until 1961, virtually the only program capable of serving low-income families was public housing. Over the next 4 years two additional programs--FHA 221(d)(3) and rent supplements--were added, but funded at such low levels as to be incapable of contributing very much to the supply of lower-income housing. Last year, Congress added two new and promising programs--one a new home ownership program and the other a new rental housing program--both for lower-income families. Again, these programs have been funded at insufficient levels to do the job needed. Further, until 1962, when the Executive Order on Equal Opportunity was issued, there was no Federal protection to assure the right of minority group families to acquire housing of their choice free from discrimination. Until 1968,

when Congress enacted the Fair Housing Law, housing discrimination remained the rule rather than the exception.

Finally, the national housing goal, while it outlines a general direction and purpose for Federal housing policy, provides no leverage to achieve it. In fact, while the words of the national housing goal are carted out periodically for ceremonial purposes, their substance is largely ignored. Some time ago, a Commission staff member, in a discussion with a veteran housing expert, raised a blunt and deliberately naive question: "Why hasn't the national housing goal been achieved?" The answer was, "Because nothing turns on it." What this expert meant was that there are no incentives provided to promote achievement of this goal. As you know, Mr. Chairman, this failure to use leverage to assure the achievement of national goals is not unique to housing. It exists in virtually every Federal program dealing with problems of social welfare--in education, in health care, in preventing air pollution. As Pat Moynihan pointed out last month in his address, "Toward a National Urban Policy," "The typical Federal grant-in-aid program provides its recipients with an immediate reward for promising to work toward some specified goal...but almost no reward for actually achieving such goals, and rarely any punishment for failing to do so." As Dr. Moynihan also pointed out, bluntly, but I think truthfully, "What Federal grant-in-aid programs mostly reward is dissimulation." This is true of housing as of other programs.

In short, Mr. Chairman, the noble words of our national housing goal, expressed 20 years ago, have proven so far to be only a slogan without

substance. It has been a triumph of rhetoric over accomplishment. I hope that this Committee, in the course of its deliberations, will come to grips with these inadequacies. I hope the Committee will attempt to define, with as much breadth and precision as possible, what the national housing goal should mean. I hope the Committee will attempt to determine the extent to which the programs already in operation are sufficient to achieve the goal and seek new programs and new methods. And I hope the Committee will turn its attention to ways in which leverage can be exerted to assure that the goal, in the form of good housing in neighborhoods of their choice, can be achieved for every American family--black as well as white, poor as well as affluent.

Last year, between April and August, the Federal Government took three far-reaching actions bearing on the achievement of our national housing goal. On April 11, Congress passed a comprehensive Fair Housing Law. On June 17, the United States Supreme Court held in Jones v. Mayer Co., that an 1866 law, passed under the authority of the Thirteenth Amendment, "bars all racial discrimination, private as well as public, in the sale or rental of property." And on August 1, the Housing and Urban Development Act, authorizing a massive new effort to meet the housing needs of lower-income families was signed into law.

Of these three governmental actions, passage of the Housing and Urban Development Act well may prove to be the most significant. The broad Fair Housing Law embodied in the Civil Rights Act of 1968 and the Jones decision can be of substantial value to minority group families

who, for no reason other than their race, have been confined to designated areas within central cities--usually slum areas--isolated from the mainstream of the community. The Fair Housing Law, in effect, established choice and ability to pay, rather than race, as the factors that determine where people will live.

As the members of this Committee fully understand, however, race has been only one of the obstacles to an open housing market. The harsh facts of housing economics are at least equally important. Despite the development of a substantial and increasing nonwhite middle class over the past two decades--and these are the families for whom the Fair Housing Law can represent a charter of freedom--the great majority of nonwhite and other minority group families still have incomes too low to purchase or rent housing provided through the ordinary channels of the housing market. For these families, the Fair Housing Law is of little help. The Housing and Urban Development Act of 1968, however, is.

Without question, that law represents the most important housing legislation ever enacted. In addition to the new and expanded programs provided in that Act, there are several provisions which I think are of special significance. First, in an almost unprecedented act of self-criticism, Congress expressly found that the goal of "a decent home and a suitable living environment for every American family" had not been fully realized for many of the Nation's lower-income families. Further, Congress affirmed the national housing goal and expressed confidence in the capacity of the public and private sectors of our economy to achieve it.

Beyond this, Congress, for the first time, attempted to put content into those words uttered 20 years ago. In Title XVI of the Housing and Urban Development Act of 1968, Congress directed the Executive Branch to develop a plan, to be carried out over a period of 10 years, for the elimination of all substandard housing and the provision of 26 million housing units, 6 million of these for low- and moderate-income families. Thus the national housing goal has been quantified, in terms of a concrete number of housing units and a finite number of years in which they are to be produced. Further, by expanding existing lower-income housing programs and by establishing new programs for this purpose, Congress has provided necessary tools to meet the housing needs of families unable to acquire housing at market prices or rents.

There is little question, Mr. Chairman, that lack of sufficient housing volume, particularly for lower-income families, has been a major factor in our failure to achieve the national housing goal over the past two decades. Over more than 30 years the governmental effort to meet the housing needs of lower-income families has produced barely 800,000 units. When measured against current estimates of housing need, this effort appears almost trivial.

I share the Committee's confidence in the capacity of the public and private sectors of our economy to produce the volume of housing needed. What is required are the tools, the knowledge, and the will. The new programs provided in the 1968 Act offer sufficient tools to do the job. The technical knowledge needed clearly is there. The will to do the job, however, is in question.

The same Congress that authorized these substantial lower-income housing programs also failed to fund them at adequate levels. For example, appropriations for the Rent Supplement Program have been less than half the amount authorized under the law. The new home ownership and rental housing programs established under the 1968 Act have been funded at one-third the amounts authorized. I am sure that it is disheartening to the members of this Committee who worked to fashion the 1968 Housing and Urban Development Act into the superb instrument that it is to see the force of that law blunted through inadequate funding. Currently, I understand that a bill to provide supplemental funds for these two promising new programs is under consideration by the Congress. Full funding of these programs is essential if significant progress is to be made in providing housing urgently needed to meet the needs of lower-income families.

Even if we resolve the problem of inadequate housing volume, that will not be enough, and I submit to you, Mr. Chairman, that defining our national housing goal solely in terms of housing production not only is inadequate, but also is fraught with danger.

We have become too consumed with the nuts and bolts of housing. We labor mightily to develop new financing mechanisms; we experiment continuously to invent new materials and techniques to speed up the housing construction process; and we tinker constantly with venerable principles of real estate law, developing new relationships and new forms of ownership. All these are necessary, but it seems to me that

in our preoccupation with housing production, we are in danger of losing sight of the basic point that housing is for people and that if our housing programs do not enable people to live a better life, then all of our work will have been for nothing. We will have failed.

There already are innumerable examples to suggest that there is something vital missing in our definition of national housing goals and something very wrong with our national housing policy and the programs that have been developed to carry it out.

There is something very wrong with a program that is capable of producing a public housing project like Robert Taylor Homes in Chicago, in which 28,000 human beings--all poor, all black--are almost literally incarcerated in a single apartment complex.

There is something very wrong with a program like rent supplements which denies to poor people basic amenities which the rest of us take for granted and produces housing which is obsolete before it is even completed. And there is something very wrong with a housing policy that acquiesces in the basest prejudices of people and permits individual communities to decide that disadvantaged people shall not be permitted to live among them.

What I am suggesting, Mr. Chairman, is that if our national housing policy is to succeed, we must define our national housing goals in terms much broader than housing production, and our concern with the housing needs of lower-income families must extend beyond matters of bricks and mortar and financing techniques and interest rates. Housing involves much more than good roofs, sound plumbing, and the like.

For example, the location of housing and the relationship of its occupants to the rest of the community are key factors in determining the quality of life that people--particularly disadvantaged people--can lead. Where children go to school and the quality of education they receive, to a great extent, is determined by the neighborhoods they live in. Accessibility to jobs for lower-income persons also depends in large part on where they live in relation to job opportunities. The ability of disadvantaged people to rise from poverty and become full and productive members of the community is influenced strongly by whether they are housed in isolation from the rest of the community or are full participants in community life. Above all, housing patterns are of paramount importance in determining whether racial alienation and unrest will continue to grow or whether it will be reversed.

This is not to say that our housing laws and policies have entirely ignored human values. The members of this Committee have been responsible for a number of innovations which have made existing programs more responsive to the human needs of people. For example, mainly through the efforts of Mr. Widnall, the Congress, in 1965 added a leasing program to the existing low-rent public housing program which facilitates scattered sites and enables the poor to live outside areas of existing poverty concentrations. Last year, Congress, in effect, put an end to high-rise public housing projects--those monolithic monstrosities which so often in the past were produced through the public housing program.

Nonetheless, our housing policy so far has been inadequately

concerned with these human factors. Lower-income, housing programs mainly have had the effect of isolating the poor--particularly the nonwhite poor--and have perpetuated a system of dependence where the poor remain a class of permanent wards of the State. The programs have done this in a variety of ways. First, our housing laws, by attaching such requirements as "workable program" and local government approval to lower-income housing programs, have given suburban jurisdictions in metropolitan areas a power of veto and have virtually assured that if these programs are to operate at all in metropolitan areas, they will operate only in the central city.

Second, by establishing low income limits for eligibility under these programs, we have effectively nullified the possibility of achieving an economic cross-section within projects and have virtually assured that the housing produced under these programs will represent islands of poverty in which the poor are confined, isolated from any contact with more affluent members of the community.

In this connection, it is gratifying that the new home ownership and rental housing programs established under the 1968 Act appear to avoid both these problems. They carry no "workable program" or local approval requirement and have established income limits for eligibility at a sufficiently high level to permit at least the possibility of an economic cross-section of families living in the projects or subdivisions produced under those programs. Thus there is reason to hope that these programs, in contrast to past programs such as public housing, rent supplements, and 221(d)(3), will not have the effect of perpetuating the isolation of the poor.

There are, however, other forces at work which tend to perpetuate racial and economic separation and which our national housing policy has not dealt with at all. There are, for example, a variety of apparently neutral exercises of local government authority such as zoning laws, minimum lot size requirements, and building codes, which have been used by suburban communities to keep out all but those who are white and affluent. We have permitted these suburban communities to reject the poor while offering them the benefits of other programs which are more to their liking. In short, Federal housing policy has acquiesced passively to prejudice.

Mr. Chairman, it is imperative that Congress come to grips forcefully with these exclusionary practices. The fact that they exist has been publicly recognized by private groups and members of the Congress, itself. This is encouraging. But neither our housing laws nor our housing policy yet have attempted to meet the problem.

During the 90th Congress, a bill was introduced by Congressmen Reuss, Moorhead, and Ashley, representing one approach toward dealing with the problem. Title XI of that bill expressly recognized that a major obstacle to providing decent housing for low- and moderate-income families is the barriers erected by many suburban communities. The bill sought to overcome this obstacle by precluding any locality from receiving the benefits of any HUD program if, because of factors within its control, such as restrictive zoning or building codes, it does not have a fair share of low- and moderate-income housing within its jurisdiction.

In short, this bill no longer would have permitted suburban jurisdictions selectively to receive the benefits of programs such as those providing water and sewer facilities, open space, and the like, while erecting barriers against the poor and rejecting programs that would enable the poor to live there.

The Commission is not in a position to say whether the approach represented by that bill is the best one with which to deal with the problem of suburban exclusion. The problem, however, is a real one and requires the urgent attention of the Congress. I hope that the three members of this Committee responsible for that bill will renew their efforts, and that the other members of this Committee will address themselves directly to ways in which this major obstacle to an open housing market can be overcome.

Perhaps of greatest importance is that racial and economic separation has become firmly entrenched as operating housing practice. It no longer can be reversed by anything less than a major and conscious effort to this end. If we wish to eliminate racial and economic separation in the Nation's metropolitan areas, this must be made a cornerstone of our national housing goals and our national housing policy. Above all, our housing laws must provide the specific tools necessary to do the job.

Mr. Chairman, the Commission is aware, as are you, of the controversy over recent years on the issue whether the Federal effort should be directed at revitalizing the ghetto or at dispersing it. We believe the

issue is a false one. In the Commission's view, the true issue is whether the poor, and particularly the minority group poor--people who for so long have had little control over their own lives or over where and how they can live--should be afforded something resembling the same choice that the affluent have or whether others will continue to control their destinies. Therefore, we are convinced that Federal housing policy should be aimed at opening up as many opportunities as possible for the poor so that they will be in a position to make choices for themselves.

Mr. Chairman, I have been talking about a matter of principle--the principle of free choice. As important, however, is the impact of our housing laws and policies on the kind of society we are developing and the kind of legacy we will leave to future generations.

In the course of its hearings and investigations, the Commission has seen firsthand evidence of what is happening to our cities and metropolitan areas. We have seen a society developing in which the affluent and the impoverished, the white and the nonwhite, live in isolation from one another. We have seen a society that is rapidly being divided into separate camps, hostile and mistrustful of each other. As Mrs. Freeman of our Commission pointed out several years ago, and as the evidence of the past several summers has borne out, "We are now on a collision course which may produce within our borders two alienated and unequal nations."

The Commission is convinced, Mr. Chairman, that this collision must and can be avoided. We also are convinced that the social and economic injustices that underlie much of the unrest in our urban areas must and can be eliminated. It is essential, however, that we break down the walls that separate us. The decisions of this Committee and of the Congress on our national housing goals and our national housing policy will be key to determining whether we will succeed.

GRAD STUDENT
Intern 360.00
Office - 400.00

$750.00

250 copies
40-50 pages
$2.00 @ copy
4.00

BOARD OF THE

METROPOLITAN ATLANTA HOUSING CONFERENCE

August 21, 1969

Agenda

Jack TATUM

✓ Roll Call Arthur ROCKER Jim LINSCOLL CRC

✓ Minutes of Last Meeting - Cecil ALEXANDER Office in Housing Center

✓ Correspondence ATL. Urban Corps Intern full time - 119.00 136.00 $1,323.00
3'60 12 weeks. $600.00

✓ Report on the Summer - Bruce Gruber

✓ Recommendation with Regard to an Office Rm 426 900 Peachtree St. N.E.
$100.00 per month. 250.00
Furniture 250.00 + 95.00

Reports:

✓ Equal Opportunity in Housing - Leon Eplan Miles SMITH Fair Housing Group SE Group

✓ Housing for Low Income Families - Bruce Gruber Ogelthorp Apartments

Community Relations and Attitudes

Unfinished and New Business

Adjournment - 2 p.m.

jrt daw 8/21/69

There will be a Housing Conference Board meeting at 10:00 a.m. Tuesday, January 13 in the Courtyard Dining Room of Central Presbyterian Church. This will be the last Board meeting of the present Board and we hope that you will be able to attend.

METROPOLITAN ATLANTA HOUSING CONFERENCE

Minutes of the General Meeting

November 18, 1969

The meeting, at All Saints Church, was called to order by the chairman at 7:30 p.m. Representatives of seventeen member organizations were present. The minutes of the last general meeting were read and approved and the secretary was directed to mail copies of future minutes to all delegates and alternates. The treasurer's report showed a balance of $466.20 in the bank and our commitments through December 1969 total $624.20, for a deficit of $148.54 (NOTE: Since this report was made an additional bill has been received which brings that total shortage to $294.08).

Dave Crossland reported that in the blockbusting case against State Realty temporary injunctions have been issued and the suit for punitive damages and permanent injunctions is now pending. Complaints against other real estate firms have been turned over to the Justice Department. There is some indication that other real estate firms are sharing State Realty's legal expenses.

Mrs. Pat Chapman, of South DeKalb Neighbors, said that as a result of the suit there had been a noticeable decline in door-to-door solicitation for real estate listings. The investigations conducted by the FBI and the GBI have also helped to halt blockbusting. Wheat Williams, chairman of the DeKalb Real Estate Board, has asked his member firms not to solicit in the area. There is still some panic in the neighborhood but white families are moving in as well as black families and high interest rates have made it more difficult for owners to sell and run elsewhere. According to Mrs. Chapman, South DeKalb Neighbors is now working to achieve stabilization through the improvement of the overall community - schools, zoning, and county services. It is distributing 4,000 copies of its monthly newsletter and conducting meetings twice a month.

Bruce Gruber and John Steinichen gave a progress report on Interfaith and Oglethorpe Apartments. The National Urban League and the NAACP have joined Interfaith's efforts to rehabilitate the units for low and moderate income housing. It was proposed that the Housing Conference assume responsibility for publicizing the Oglethorpe case while Interfaith works to obtain sponsorship.

Ramona Cowart discussed the recent court ruling forbidding the Chicago Housing Authority to continue to concentrate low cost housing in certain areas of the city. She proposed that the Housing Conference sponsor a similar suit here. A motion was adopted that we encourage legal action toward scattered site low and moderate income housing throughout the metropolitan area and seek private plaintiffs if necessary. A committee composed of Mrs. Cowart, Mr. Gruber, Mr. Crossland, and Mrs. Kitfield to explore the possibilities.

The Housing Conference has now completed its study on the seventeen housing authorities in the seven county region. Printing costs for the study were estimated at $600.00 for 1000 copies, not including the cost of offset printing or collating, services which we hope can be provided by a member organization. It was agreed that the study would be published by the Housing Conference alone, not jointly with any other organization.

Shirley Jones, our Urban Corps worker, reported on the work she had done for the public housing study and a proposed study on the attitudes of Atlanta's clergy toward open housing and scattered site low-income housing.

Ramona Cowart said that Bron Cleveland was exploring the Housing Conference's chances for foundation support as a friend of the Conference. If we elect to hire him to write our proposal and work on our behalf his consultant fee is $125 a day.

The question of financing was discussed at length. The treasurer was directed to prepare a list of member organizations delinquent in their 1969 dues and that they be billed for them. 1969 dues received and not needed to meet present commitments shall be applied to the cost of printing the public housing booklet. A motion was adopted that the Executive Committee meet with Dr. Wilson Cheek to decide the most productive way to raise, over and above dues, the contributions we need to finance our special projects.

There being no further business the meeting was adjourned.

Respectfully submitted,

Kathleen K. Wood

Secretary

METROPOLITAN ATLANTA HOUSING CONFERENCE

Estimated Budget NOVEMBER _ DECEMBER 1969

Rent	2 @ $100.00	$ 200.00
Printing (estimated)	2,000 @ 50¢	1000.00
Mileage (estimated)	200 (pictures)	20.00
	200 (survey)	20.00
Legal Incorporation (Real Estate firm)	minimum	300.00
Stamps & Misc. +Petty Cash		25.00
Shirley Jones (estimated)	Rental Booklet & Newspapers	5.50
Bill Craig (photoes)		6.00
B. Gruber	film	2.49
	developing	8.57
	mileage (143)	14.30
		7.44
Metal File (3x5 cards) (estimate)	Need one more	8.00
		7.44
Bron Cleveland Associates (Consulting Fee for writing Request for: Foundation Grant)	$150.00 per day + expenses	?

In the Bank #476.20

.00*
200.00
1,000.00
20.00
20.00
300.00
25.00
5.50
6.00
2.49
8.57
14.30
7.44
8.00
7.44

1,624.74*

METROPOLITAN ATLANTA HOUSING CONFERENCE

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		7.44
Metal File (3x5 cards) (estimate) Need one more		8.00
		7.44
Bron Cleveland Associates (Consulting Fee for writing Request for: Foundation Grant) $150.00 per day + expenses		?

522-8764

METROPOLITAN ATLANTA HOUSING CONFERENCE

Estimated Budget NOVEMBER _ DECEMBER 1969

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Printing (estimated)	2,000 @ 50¢	1000.00
Mileage (estimated)	200 (pictures)	20.00
	200 (survey)	20.00
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B. Gruber	film	2.49
	developing	8.57
	mileage (143)	14.30
		7.44
Metal File (3x5 cards) (estimate)	Need one more	~~8.00~~
		7.44
Bron Cleveland Associates (Consulting Fee for writing Request for: Foundation Grant)	$150.00 per day + expenses	?

APPLICATION

HOUSING INTERN TRAINING PROGRAM

DATE _____

Foundation for Cooperative Housing
1012 - 14th Street, N.W.
Washington, D.C. 20005

Urban America, Inc.
1717 Massachusetts Avenue, N.W.
Washington, D.C. 20036

Name _____
Last First Middle Age Sex

Residence Address _____
Street City

_____
State Zip Code Phone

Height Weight Color of Hair Color of Eyes

Date of Birth Marital Status Number of Dependents

EDUCATION	NAME AND LOCATION OF INSTITUTION	YEARS ATTENDED	DEGREE	MAJOR COURSE OR SUBJECTS STUDIED
HIGH SCHOOL				
COLLEGE				
GRADUATE				
TRADE, BUSINESS OR CORRESPONDENCE SCHOOL				

SUBJECTS OF SPECIAL STUDY OR RESEARCH WORK

FOREIGN LANGUAGES SPEAK READ WRITE

MILITARY SERVICE _____ PRESENT DRAFT STATUS _____

EMPLOYMENT AND/OR VOLUNTEER COMMUNITY SERVICE ACTIVITIES

DATE MONTH AND YEAR	EMPLOYER, ORGANIZATION OR PROGRAM	SALARY IF ANY	POSITION OR ACTIVITY	REMARKS
FROM TO				
FROM TO				
FROM TO				

REFERENCES: GIVE BELOW THE NAMES OF TWO PERSONS NOT RELATED TO YOU WHOM YOU HAVE KNOWN AT LEAST ONE YEAR.

	NAME	ADDRESS	BUSINESS	YEARS KNOWN
1				
2				

LIST ANY PHYSICAL DEFECTS _____

IN CASE OF EMERGENCY NOTIFY _____

NAME ADDRESS PHONE

I am applying for a full fellowship. However, if necessary I will be sponsored by:

_____

ORGANIZATION TITLE ADDRESS

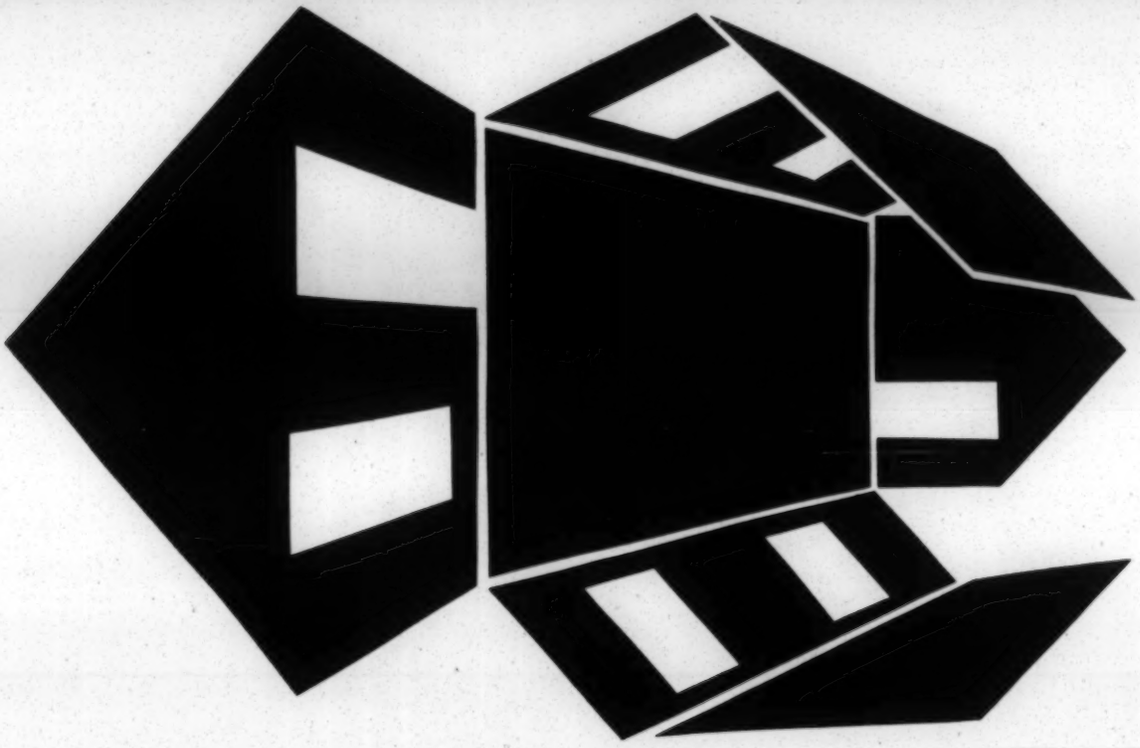
While I understand that I will have an opportunity to request a specific location and type of specialty for my on-job training, I agree without reservation to accept the final location as determined by the Executive Director.

_____

DATE SIGNATURE

In your letter transmitting this application for intern training describe the experiences which influenced your choice of vocation and state clearly what you would expect from the training program should you be selected as an intern. Mail your application to:

Director of Intern Training Program
Foundation for Cooperative Housing
1012 - 14th Street, N.W.
Washington, D. C. 20005



1969 HOUSING SPECIALIST PROGRAM

HOUSING SPECIALIST PROGRAM. Sponsored by Foundation for Cooperative Housing and Urban America, Inc.

PURPOSE: To train specialists in the development and management of low- and moderate-income housing in cooperative, nonprofit sales or nonprofit rental projects.

PERIOD: Two six-month courses are offered. Course 1 will begin in September 1969, and Course 2 in January 1970. Each program will consist of an eight-week intensive seminar held in Washington, D.C., followed by a four-month on-the-job training experience with selected housing development and management organizations.

QUALIFICATIONS: Bachelor's degree or equivalent practical experience in the fields of housing, urban planning, architecture, engineering or in the disciplines related to planning, public administration, urban development or community services.

FUNDING: The courses will be funded in part by tuition and by a Ford Foundation grant. Tuition for interns under private sponsorship will be $700, plus living expenses. A limited number of fellowships of $2,500 will be awarded to outstanding applicants who are not employed with a sponsoring institution. Such funded interns may expect to earn an additional salary of $400 per month plus travel expenses incident to their on-the-job training phase.

ON-THE-JOB TRAINING: Approximately four months in two or more of the following fields:

project development: Developing cooperative and/or nonprofit sales and rental housing programs including market analysis, site selection, site planning, architectural and engineering design, selection of construction techniques, cost analysis, financing, and processing of necessary data with municipal, state, and federal agencies such as FHA.

organization and marketing: Organizing and marketing a large cooperative project under development — including cooperative principles and procedures — and organizing a nonprofit mortgagor corporation and tenant or home-owner groups. Interns will attend membership meetings, sponsor board meetings and at least one mortgage closing and will participate in move-ins and member organization and education.

management and maintenance: Care and maintenance of properties, budgeting, buying, and bookkeeping required for nonprofit housing operation, and the community programs of cooperatives or tenant, or home owner associations. Interns will make reports to boards of directors of cooperative and/or nonprofit mortgagor corporations.

community facilities and community development: Planning and providing for adequate community facilities in housing developments, and creating adequate machinery within the community for use and expansion of community facilities for fuller living experience of all participating families.

CERTIFICATION: Graduating interns will be accorded certification as Housing Development and Management Specialists.

FUTURE EMPLOYMENT: During the training period the Director will have consultations with each intern regarding placement opportunities.

Further information and application forms may be secured from the Executive Director, Housing Specialist Program, 1012 14th Street, N.W., Washington, D.C., 20005. Telephone (202) 737-3411

COMMUNITY RELATIONS COMMISSION BUDGET

	ACTUAL 1968	ADOPTED 1969
Salaries	$26,827	$43,992
Contract Services	945	208
Social Security	2,619	2,112
Hospital, Life Benefits	---	1,900
Office Supplies	392	500
Printing	600	1,400
Travel Expense	193	450
Auto Expenses for Staff	650	960
Postage	327	500
Long Distance	242	200
Office Equipment	438	---
Sound Equipment	---	300
Books & Subscriptions	233	250
Workshop on Black Business Opportunities	---	500
Photography	---	350
Dues & Donations	50	150
Miscellaneous	105	354
	$33,621	$54,126

Anticipated Income

Cash on hand, January 1, 1969	$ 2,126
City of Atlanta	50,000
Mills B. Lane	500
From EEOC Contract for Secretarial Time	1,500
	$54,126

COMMUNITY RELATIONS COMMISSION BUDGET

	1968 SCALE	1969 PROPOSED
Executive Director	$14,924	$16,224
Assistant Director	9,438	10,257
Field Representative	6,000	7,982
Senior Stenographer	4,836	5,265
Clerk-Typist	3,913	4,264
	$39,111	$43,992

Consumer Buying Prospects

SUMMER 1969

Vol. II, No. 4

STATEMENT BY THE EDUCATION COMMITTEE

of the

COMMUNITY RELATIONS COMMISSION

Dr. John Randolph Taylor, Chairman

January 10, 1970

Atlanta has provided leadership for the South. It has the human potential to offer leadership to the nation. It has been tested at many times and on many issues, and it has consistently borne itself with a character and style of conduct which has shown a deep sense of community and a growing sense of maturity.

Atlanta has an opportunity to continue its leadership. The U.S. Fifth Circuit Court has instructed the Atlanta public schools to provide for faculty integration throughout the school system. This is a matter of personnel assignment which is within the administrative control of the Board of Education. The Board does not determine where people live; it does determine where people teach. The Board has moved promptly to obey the court order and has outlined a plan which is moderate and balanced, reflecting a legitimate concern for those who have served for many years in their present posts.

It is understandable that some teachers, principals and parents - and, therefore, some students - should be uneasy when any change of this sort takes place. However, this is no time for the citizens of Atlanta to panic. It is time for increased understanding and support of our system of public education. This is in keeping with the character and tradition of Atlanta.

Rumors have spread throughout the city, with reference to the withdrawal of children from the public schools, the establishment and enlargement of private institutions, the use of church facilities as alternative buildings, the quitting of teachers, and a host of others - particularly bussing of children. Rumors are dangerous. Mass bussing has not been ordered by the court. Furthermore, no pupils will be bussed in the plan adopted by the School Board Friday. Rumors with regard to the dire consequences of bussing reflect the fears of parents and teachers rather than the attitudes of courts and school authorities.

We hope and believe that all concerned with the public schools - pupils, parents, teachers and officials - will keep calm and accept the step of shifting teaching personnel as an opportunity in broadening community attitudes and involvement.

We hope and believe that churches and synagogues, church-related schools and institutions, will act upon principle and not let themselves be used to exploit a situation where fear and fleeing can only jeopardize the entire community.

We hope and believe that public officials will resist inflamatory statements and will exercise leadership in receiving court orders which are a basic part of our government. This order is an extension of a decision made sixteen years ago. Leaders and citizens need to accept calmly their responsibility in carrying out this court order, thereby demonstrating to all, especially our young people, that we are law-abiding citizens.

We hope and believe that business, professional, civic, religious and neighborhood leaders will give active support and cooperation to the Board of Education and the city government in working for the stability, the openness and inclusiveness of our schools and of our community.

The future of Atlanta hangs in the balance. That future is bright - as bright as the balance and understanding and convictions of its citizens and as bright as our commitment to one another.

METROPOLITAN ATLANTA HOUSING CONFERENCE

Financial Statement

(January 13, 1970)

In Bank - December 31, 1969		$330.27
Checks outstanding		
#108	$100.00	
#120	11.40	
	$111.40	-111.40
		$228.87
Deposit (January 13, 1970)		265.00
		$483.87

Commitments

Printing - $600.00

Shortage 116.13

Please change this on the original

METROPOLITAN ATLANTA HOUSING CONFERENCE

Financial Statement

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Commitments
Printing
~~Priority~~ $600.00

Shortage 116.13

MEMO TO:

FROM:

MGS SUBJECT:

	for routing
	circulate
	answer
	return
	destroy
	to files

of the Bill sent - Thanks!

Moreland

1-15-70

Moreland:

I thought two of these could fit on a page + Xerox them might be easy and fast.

Enclosed is a list of members.

Ramona

MORELAND GRIFFITH SMITH
F. A. I. A.
~~MONTGOMERY, ALABAMA 36106~~

MEMO FROM THE DESK OF:

Moreland G. Smith

#2 Leslie POUNDS (Home) 874-7344
Morning Side Fair Housing

~~Welfare Federation~~

~~Blakesley~~ ~~Duplicate~~

#15 Pa Hy Cecil Unitarian Universalist 377-8625
Mrs Richard (Home)

Mrs Pierce (Dr) Allgood 237-7330
16. Martha (Home)

17. Mrs Hutson (Home) 636-6051

~~Mrs Exangel 688-8868~~

~~Out of City~~

#19 AU ~~Mr. Taylor~~ 523-8279
Mr Douglas Schofield
(at home)

~~Senator Mathias~~

#9 check out
Mrs Leonard Lipson

#21 New Contact
~~The Rev. M. Stubbs Jr Pres~~
~~Mr. C.W. Dycus 1st V Pres~~
~~The Rev C.H. Wilhite 2nd "~~

~~Mr. John McGuire Exec Director~~
~~Mrs Edith Long Secy~~
~~Mr John G Lustig Treas~~

January 15, 1970

~~Marjorie:~~

~~Here is a rough draft of the letter~~ Shirley Jones mailed to the members:

The Metropolitan Atlanta Housing Conference tries to reflect concern (through combining of other civic organizations within the Metropolitan Atlanta areas) an interest in community affairs, specifically in the area of housing. The utilization of the conference's talents are invested by the members time and energies, ideas and financial contributions, in order to bring about a successful and surviving organization.

The Housing Conference can be an asset to the community and other agencies if financial participation from non-paying members are met. The Conference has not received total support from its members and a minimum requirement of $25.00 is anticipated.

The monies allocated for dues will be used towards the publication of a brochure on Public Housing. This brochure would encompass facts and figures on available Public Housing in the Metropolitan area.

Your contribution for the year 1969 would be of great value to the Housing Conference in the use of publishing compiled data, not otherwise available to anyone at this time. Your response is vital.

Shirley Jones
Staff

P.S. Marjorie
If this is too
many names, call
me @ 872-2390
+ let me know when you have finished mail
the yellow sheet back to me for the files.
Thankyou —
Ramona
Edwards

CITIZENS TRUST COMPANY

MEMBER FEDERAL DEPOSIT INSURANCE CORPORATION
MEMBER FEDERAL RESERVE SYSTEM

ATLANTA, GEORGIA 30314

STATEMENT OF THE ACCOUNT OF:

METROPLITAN ATLANTA HOUSING CONFERENCE
38 PEACHTREET CIRCLE N. E.
ATLANTA, GEORGIA 30309

ACCOUNT NUMBER: 01-76-38-8

DATE OF STATEMENT: JAN 30, 1970

CODES	
RT - RETURNED DEPOSIT ITEM	LP - LOAN PAYMENT
SP - STOP PAYMENT CHARGE	OC - OVERDRAFT CHARGE
DA - DEPOSIT ADJUSTMENT	EC - ERROR CORRECTION
IC - INSUFFICIENT CHARGE	EX - EXCHANGE CHARGE
SC - SERVICE CHARGE	AC - ANALYSIS CHARGE

NUMBER OF CHECKS PAID	NUMBER OF DEPOSITS	YOUR BALANCE FROM THE PREVIOUS STATEMENT	PLUS DEPOSITS OF	LESS CHECKS AND OTHER ITEMS PAID	PRESENT BALANCE
1	3	$330.27	$365.67	$11.40	$684.54

CHECKS AND OTHER ITEMS PAID			DEPOSITS	
DATE	DATE	DATE	DATE	
11.40			14	265.00
			27	100.00
			30	.67

Cut Off Statement

FORM 3494

PLEASE ENDORSE ALL CHECKS
Please List Each Check Separately

	DOLLARS	CENTS
1 Georgia Council of Churches	25.	00
2 Urban Trn.Org	40.	00
3 Atlanta Presby	25.	00
4 Central Presb. Church	50.	00
5 Catholic Soc. Service	25.	00
6 American Jewish Committee	100.	
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
USE REVERSE SIDE TO LIST ADDITIONAL CHECKS		
ENTER TOTAL OF CHECKS HERE ▶	265.	00

ALL ITEMS ARE CREDITED AND HANDLED SUBJECT TO PROVISIONS OF SIGNATURE CARD CONTRACT.

MAIL DEPOSIT SLIP

CITIZENS TRUST COMPANY CTCB ATLANTA, GEORGIA

NAME Metropolitan Atlanta Housing Conference

ADDRESS

DATE	DOLLARS	CENTS
CURRENCY		
SILVER		
TOTALS OF CHECKS LISTED ON MOTH SIDES	265	00
TOTAL DEPOSIT $	265	00

ACCOUNT NUMBER 01 76 38 8

⑈01 76 38 8⑈ 12 012 ⑆***265.00

FORM 202

DEPOSITED WITH CITIZENS TRUST COMPANY CTCB ATLANTA, GEORGIA

ALL ITEMS ARE CREDITED AND HANDLED SUBJECT TO PROVISIONS OF SIGNATURE CARD CONTRACT.

1-28-70
DATE

Metro Atl. Housing Conf.
for Reg. made June 17
Cash Put On Account

PLEASE WRITE ACCOUNT NUMBER HERE: 01-76-38-8

Please Endorse All Checks and Drafts and List C[illegible]everse Side

	DOLLARS	CENTS
CURRENCY	100	—
SILVER		
TOTALS OF CHECKS		
TOTAL DEPOSIT $	100	—

⑈01 76 38 8⑈ ⑆12201⑈01901⑆ ⑈00001000⑈

MEMO FROM THE DESK OF:

Moreland G. Smith

30 Jan 70

Mr. Jack Price
Amer. Jewish Committe
Suit 526 Hartford Building
100 Edgewood Avenue,N.E.
Atlanta

Re:Atl.Metro.Housing Conf.

Dear Jack:

Attached hereto are the following Checks:

Atl.Sec.Nat Cncl.Jewish Women	$10.00
Catholic Diocese of Atlanta	50.00
Christian Cncl. Metro. Atl.	25.00
	$85.00

Best,

Moreland

Metropolitan Atlanta Housing Conference
Membership Dues Received for 1969

Organization	Amount Received
Gerogia Council of Churches	$25.00
Urban Training Organization	40.00
Atlanta Presbytery	25.00
Central Presbyterian Church	50.00
Catholic Social Services	25.00
AJC	100.00
	$265.00
	85.00
	350.00

METROPOLITAN ATLANTA HOUSING CONFERENCE

Financial Report 1969-1970

February 1969, Transfer of Funds	1141.96	
Revenue from Conference	886.62	
Organization Dues	150.00	
Furniture Refund	48.22	
Total Receipts	2226.80	
Disbursements		
Conference Expenses		373.70
Postage & Supplies		189.40
Publications		141.02
Furniture		298.40
Rent		300.00
Salaries		360.00
Travel		9.20
Incorporation Expense		135.54
Total Expense		1807.26
February, 1970 Balance		419.54
		350.00
		$ 769.54

684.54
85.00
769.54

COLLINSON, MR. NOYES
Committee Chairman
Community Relations
Metropolitan Atlanta Housing Conference
Society of Friends
1113 More's Mill Road, N.W.
Atlanta, Georgia 30327

Tele: 355-8761

EPLAN, MR. LEON
Open Occupancy
Metropolitan Atlanta Housing Conference
Eric Hill Associates
75 8th Street, N.E.
Atlanta, Georgia 30309

Tele: 873-3315

FLANAGAN, MR. ROBERT
Committee Chairman
Metropolitan Atlanta Housing Conference
Legislative
NAACP Regional Office
859½ Hunter Street, N.W.
Atlanta, Georgia 30318

Tele: 688-8868

SCHULMAN, MR. IRWIN
Committee Chairmen
Workshop
Metropolitan Atlanta Housing Conference
ADL
41 Exchange Place, S.E.
Atlanta, Georgia30303
523-3391

STEINICHEN, MR. JOHN
Committee Chairman
Metropolitan Atlanta Housing Conference
Low Cost Housing
Interfaith, INc.
1863 Merrimac Ct. N.E.
Atlanta, Georgia 30329
Tele: 636-2723

TATUM, MR. JACK
Vice-Chairman, Metropolitan Atlanta Housing Conference
American Friends Service Committee
41 Exchange Place, S.E.
Atlanta, Georgia 30303
Tele: 523-6628

TAYLOR, THE REV. RANDOLPH
Chairman, Metropolitan Atlanta Housing Conference
Central Presbyterian Church
201 Washington Street, S.W.
Atlanta, Georgia 30301

Tele: 522-7522

WELCH, NAT
Metropolitan Atlanta Housing Conference
Committee Chairmen
Public Information
Community Relations Commission
City Hall
Atlanta, Georgia 30303

Tele: 522-4463 ext. 433

WOOD, MRS. KATHLEEN
Secretary, Metropolitan Atlanta Housing Conference
1031 Springdale Road, N.E.
Atlanta, Georgia 30306

Tele: 378-5186

30 copies

ATLANTA AREA FAIR HOUSING ASSOCIATION

Suggested Code of Ethics to be presented for their consideration to the Empire Realty Board, Atlanta Realty Board, and similar residential real estate organizations operating in the Greater Atlanta area.

1. Brokers representing their principals, whether sellers or buyers, are aware of the fact that the basic aim of the several neighborhood fair housing committees comprising the Atlanta Fair Housing Association is the promotion of integrated living by all races and creeds in the best democratic tradition and in compliance with the intent of the Open Occupany Housing Titles of the Civil Rights Act of 1968 and the United States Supreme Court decision (Jones vs. Mayer) interpreting the Freedom of Residence Act of 1866.

2. Brokers will show available housing for lease or sale in the neighborhoods affiliated with the Atlanta Area Fair Housing Association to any prospective lessee or purchaser irrespective of race, creed, color, religion or national origin. This is not meant to preclude the broker's truthful answers to specific questions concerning any property, including the racial character of the neighborhood surrounding or adjacent to it.

3. Brokers will not indulge in or encourage "panic selling" on the basis that persons of a racial or ethnic group other than already resident in a particular neighborhood may move or have moved into streets, sections or areas within or contiguous to it.

4. Brokers will not use pressure methods by mail or by telephone or in person to urge sales upon owners who have shown no desire to sell. "Pressure methods" mean repeated mail, telephone, or personal solicitations slanted toward making owners feel that they must sell immediately to get full value for their properties because a member of another race has moved into the block or immediate neighborhood. Solicitations customarily used by brokers in the normal course of seeking business or "leads" to properties for sale, where present or imminent racial changes are mentioned in the solicitations, are considered ethical and legitimate.

5. Brokers will refrain from posting an excessive number of "For Sale" signs in one block at the same time, thereby creating the impression that all residents are about to remove from the area.

6. Brokers will advertise all available properties without reference to "colored" or "mixed" or "changing neighborhood" in their advertisements.

Home owners and apartment managers affiliated with Neighborhood Fair Housing Committees comprising the Atlanta Area Fair Housing Association offer the following Declaration of Intent of Cooperation to residential real estate boards in Metropolitan Atlanta which agree to adopt and abide by the foregoing suggested Code of Ethics.

The Atlanta Area Fair Housing Association collectively or its affiliated Neighborhood Committees individually will:

1. Prepare and publish material available to cooperating brokers and brokerage firms setting forth the advantages of residing in the areas represented by the Association, and designed to attract potential lessees or buyers.

2. Establish direct contact with all participating brokers and channel real estate business in their direction.

3. Conduct an educational campaign with families residing in the involved areas encouraging them to do business with those brokers who subscribe to the above ethics.

4. Encourage all residents and owners of properties in the sections encompassed by the Declaration of Intent to refrain from doing business with any real estate broker who operates in violation of the proposed code of ethics and thus undercuts the fair business standards of those who subscribe to and comply with the Code of Ethics as cooperating brokers.

Moreland Griffith Smith FAIA
P. O. Box 494
Atlanta, Georgia 30301
Moreland Griffith Smith FAIA
P. O. Box 494
Atlanta, Georgia 30301

DEPARTMENT
COMPUTED BY
CHECKED BY
SHEET NO.
DATE
JOB

Jim:

Attached hereto is a draft of a proposed budget for Metro Atl Housing Conference for raising money would you mark in red your suggestions & buck back to me?

THANKS

Moreland

Fringe Benefits should be at least 10%

with 3 people you must have at least two telephone lines

M. A. H. C.

	Minimum	Desirable ~~Maximum~~
Executive Director	$12,000.00	$15,000.00
Associate Director	10,000.00	12,000.00
Asst. Director		10,000.00
Secretary	5,000.00	6,000.00
Secretary		5,000.00
Fringe Benefits (S.S., Hosp. etc)	1,500.00	3,000.00
Accountants and Legal	1,000.00	1,300.00
Office Rent	2,000.00	3,000.00
Equipment	5,000.00	12,000.00
Office supplies	1,000.00	2,000.00
Insurance (Office)	800.00	1,000.00
Telephone	300.00	700.00
Postage	1,000.00	1,500.00
Library	2,000.00	5,000.00
Research & Analysis	3,000.00	10,000.00
Co-ordination & Projection	2,000.00	5,000.00
Publication & Material Distribution	4,000.00	10,000.00
Program		
Seminars (2 per year)	1,000.00	2,500.00
Small Meetings	800.00	2,000.00
Educational (TV, Radio, Newspaper)	2,500.00	5,000.00
	56,400.00	117,200.00
Real estate	10,000.00	40,000.00
Financing (Banks, Savings & Loan, Ins Co)	10,000.00	15,000.00
Liaison with Government (Federal, Local)	10,000.00	15,000.00
	$86,400.00	$187,200.00

METROPOLITAN ATLANTA HOUSING CONFERENCE

BUDGET

	Minimum	Desirable
Executive Director	$12,000.00	$15,000.00
Associate Director	10,000.00	12,000.00
Assistant Director		10,000.00
Secretary	5,000.00	6,000.00
Secretary		5,000.00
Fringe Benefits (S.S., Hosp. ect.)	1,500.00	3,000.00
Accountants and Legal	1,000.00	1,300.00
Office Rent	2,500.00	6,200.00
Equipment	5,000.00	12,000.00
Office Supplies	1,000.00	2,000.00
Insurance (Office)	800.00	1,000.00
Telephone	900.00	2,000.00
Postage	1,000.00	1,500.00
Library	2,000.00	5,000.00
Research and Analysis	3,000.00	10,000.00
Co-ordination and Projection	2,000.00	5,000.00
Publication and Material Distribution	4,000.00	10,000.00
Program		
Seminars (2 per year)	1,000.00	2,500.00
Small Meetings	800.00	2,000.00
Educational (T.V., Radio newspapers)	2,500.00	5,000.00
Total	$56,000.00	$116,500.00
Real Estate	10,000.00	40,000.00
Financing (Banks, Savings & Loan, Insurance Company)	10,000.00	15,000.00
Liaison with government (Federal and Local)	10,000.00	15,000.00
Grand Total	$86,000.00	$186,500.00

STATEMENT OF PURPOSE

GENERAL AIMS:

To support and encourage freedom of residence in our community so that all persons, regardless of race, religion or national origin, can secure the housing they desire and can afford.

SPECIFIC AIMS:

To carry forward educational programs to inform the residents of our community about the nature of discrimination in housing and what can be done to combat it; to encourage owners and landlords to offer their properties on a nondiscriminatory basis; and to give full cooperation to potential buyers and renters.

BYLAWS
OF
METROPOLITAN ATLANTA HOUSING CONFERENCE

ARTICLE 1.

Name and Offices

Section 1. - Name The name of this organization is Metropolitan Atlanta Housing Conference.

Section 2. - Offices The principal office of the organization shall be in the metropolitan area of Atlanta, Georgia. The organization may also have offices at such other places as the Board of Directors may from time to time determine, or the purposes of the organization may require.

ARTICLE 2.

Purpose

Section 1. The purpose of this organization is to promote the development of adequate housing on an open occupancy basis for all citizens of Metropolitan Atlanta by:

a. Providing research, education and publication of information concerning housing needs, trends and resources of Metropolitan Atlanta;

b. Providing information and services to affiliated organizations and other public and private organizations concerned with housing in Metropolitan Atlanta in order to strengthen and coordinate their efforts;

c. Providing research, education, public information and other services designed to foster, promote and secure open occupancy housing in Metropolitan Atlanta in order to achieve racially and economically diverse neighborhoods;

d. Providing research, education, public information, and other services designed to foster the improvement of the quality and quantity of housing available to persons in ethnic, racial or economic minority status;

e. The encouragement of the widest individual and organizational participation and involvement in the study of Metropolitan Atlanta housing problems and solutions;

f. The carrying out of such further endeavors as are necessary to implement the purpose of this organization.

Section 2. No part of the net earnings of this organization shall inure to the benefit of or be distributable to its members, directors, officers or other persons, except that the organization may pay reasonable compensation for services rendered and make payments and distributions in furtherance of its purposes.

Section 3. No substantial part of the activities of this organization shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and this organization shall not participate in, or intervene in (by the publishing or distribution of statements or otherwise) any political campaign on behalf of any candidate for public office.

ARTICLE 3.

Members

Section 1. - Classes of Members This organization shall have two classes of members, active and supporting.

Section 2. - Active Members Active members shall consist of the organizations which co-sponsored the May 29th Housing Conference in Atlanta, Georgia and any other organizations elected to active membership by a majority vote of the active members present at any meeting of the members. Each active member shall designate a representative and an alternate representative, such designation to be in writing and to be furnished to the Secretary of this organization. Each such representative of an active member, or in his absence, each such alternate, shall be entitled to vote at any meeting of the members.

Section 3. - Supporting Members The supporting members shall be composed of individuals and organizations which make annual financial or service contributions to this organization and wish to become members of this organization. Supporting members may attend all meetings of the members of this organization but may not vote.

Section 4. - Dues Annual membership dues shall be as established from time to time by the Board of Directors.

Section 5. - Removal Any member, active or supporting, may be removed from membership in this organization by either a majority vote of the active members or a two-thirds vote of the active members present at a meeting of the members at which a quorum is present and acting.

ARTICLE 4.

Meetings of the Members

Section 1. - Quarterly Meetings Meetings of the members shall be held at least four times a year at such times and places as the Board of Directors may by notice prescribe.

Section 2. - Special Meetings Special meetings of the members may be called by the Board of Directors, any three members of the Board of Directors, the Chairman, or 10% of the active members. Such meetings shall be held at the time and place prescribed by the person or persons authorized to call such meetings.

Section 3. - Notice Written notice stating the place, day and hour of any meeting of members shall be delivered, either personally or by mail, to each active and supporting member not less than 10 days before the date of such meeting. Notice of special meetings shall state the purpose or purposes for which the meeting has been called. If notice is mailed, it shall be deemed to have been delivered when deposited in the United States Mail addressed to the member at his or its address as it appears on the records of the organization.

Section 4. - Quorum One-fourth of the active members shall constitute a quorum of any meeting of the members.

ARTICLE 5.

Board of Directors

Section 1. - General Powers The affairs of the organization shall be managed by a Board of Directors. It shall be the function of the Board of Directors to carry out the policy of the organization as determined by the members.

Section 2. - Number and Tenure The number of directors shall be 15 consisting of the Chairman, Vice-Chairman, Secretary and Treasurer of the organization; the chairmen of the Public Information and Education Committee, Open Occupancy Committee, Legislative Information Committee, Low Cost Housing Committee and Community Relations Committee; and six Directors at Large elected by a majority vote of the active members present at the first quarterly meeting of the members in each calendar year at which a quorum is present and acting. The six Directors at Large shall serve for three year terms, with their terms being staggered so that two such directors are elected each year. The initial six Directors at Large shall, at the first meeting of the Board of Directors, determine by lot which two shall serve for three years, which two shall serve for two years, and which two shall serve for one year. No person shall be elected to the Board of Directors as a Director at Large for more than two terms, except that election to fill the unexpired portion of any term shall not be considered in applying this section. Any Director at Large may serve on the Board of Directors by virtue of being an officer of the organization or a Committee Chairman whether or not he has previously served two terms as a Director at Large and in applying this section service on the Board of Directors by virtue of being an officer of the organization or a Committee Chairman shall not be taken into consideration. All Directors shall hold office until their successors shall have been duly elected and qualified. All directors shall be either supporting members of the organization or representatives of active or supporting members of the organization.

Section 3. - Monthly Meetings The Board of Directors shall meet at least once a month at such time and place as the Board of Directors may by notice prescribe. The Chairman of the Conference shall serve as Chairman of the Board of Directors.

Section 4. - Special Meetings of the Board of Directors Special meetings of the Board of Directors may be called by the Chairman, Vice-Chairman, or any three directors. The person or persons authorized to call such special meetings shall fix the time and place for such meetings.

Section 5. - Notice Notice of any meeting of the Board of Directors shall be given at least five calendar days previous thereto by written notice delivered personally or sent by mail to each director at his address as shown on the records of the organization. If notice is mailed, it shall be deemed to have been delivered when deposited in the United States Mail addressed to the director at his address as it appears on the records of the organization. Any Director may waive notice of any meeting. The purpose of any special meeting shall be specified in the notice of the meeting.

Section 6. - Quorum A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the directors, but if less than a majority of the directors are present at any meeting, a majority of the directors present may adjourn the meeting from time to time without further notice.

Section 7. - Manner of Acting The act of a majority of the directors present at a regular or special meeting at which a quorum is present shall be the act of the Board of Directors unless otherwise specified in these bylaws.

Section 8. - Informal Action by Directors Any action which may be taken at a meeting of the Board of Directors may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by a majority of the Board of Directors.

Section 9. - Vacancies In the case of a vacancy caused by the death, resignation or otherwise of a director who is an officer or committee chairman, the person selected by the Board of Directors to succeed to such office or committee chairmanship shall succeed to the vacancy on the Board of Directors. In the case of such a vacancy in any of the six positions of Director at Large, the Board of Directors shall select the person to fill such vacancy. Any such successor to the Board of Directors shall serve until the next quarterly meeting of the members of the organization at which time the vacancy shall be filled by a vote of the active members of the organization. Any successor director shall serve for the unexpired portion of the term to which he succeeds or until his successor shall have been duly elected and qualified.

ARTICLE 6.

Officers

Section 1. - Officers The officers of the organization shall be a Chairman, a Vice-Chairman, a Secretary, and a Treasurer. The Board of Directors may also appoint one or more assistant secretaries and assistant treasurers as it shall deem desirable, such officers to have the authority and perform the duties as prescribed from time to time by the Board of Directors. No officer may hold more than one office at the same time.

Section 2. - Election and Term of Office The term of office for each officer of the organization shall be two years except the term of office of the first Vice-Chairman and Secretary shall be one year. The Chairman and Treasurer shall be elected in even numbered years at the first quarterly meeting of the members or as soon thereafter as is practicable. The Vice-Chairman and the Secretary shall be elected in odd-numbered years at the first quarterly meeting of the members of the organization, or as soon thereafter as is practicable. No person shall serve as an officer (other than an assistant secretary or assistant treasurer) for more than four consecutive years except that in construing this provision no period during which service has been rendered in filling an unexpired term of a previous officer shall be taken into consideration and the initial term of office of the first Vice-Chairman and Secretary shall not be taken into consideration.

Section 3. - Removal Any officer elected or appointed may be removed by the members whenever in their judgment his removal will be in the best interest of the organization.

Section 4. - Vacancies A vacancy in any office may be filled by the Board of Directors. The person appointed to fill the vacancy shall serve until the next quarterly meeting of the members at which time the members shall elect a successor for the remainder of the unexpired term. Any such successor shall serve until his successor has been duly elected and qualified.

Section 5. - Chairman The Chairman shall be principal executive officer of the organization and shall in general supervise and control all of the business and affairs of the organization. He shall preside at all meetings of the directors and

the members and shall perform such other duties as may be assigned to him by the Board of Directors or the members. During the term of his office the Chairman shall be considered an active member of the organization and if he is a duly appointed representative of an active member such active member shall be instructed to elect or appoint a new representative.

Section 6. - Vice-Chairman In the absence of the Chairman or in the event of his inability or refusal to act, the Vice-Chairman shall perform the duties of the Chairman, and, when so acting, shall have all the powers of and be subject to all the restrictions upon the Chairman.

Section 7. - Secretary The Secretary shall keep the minutes of the meetings of the members and the Board of Directors; see that all notices are duly given in accordance with the provisions of these bylaws; be custodian of the records of the organization; and in general perform all duties incident to the office of Secretary and such other duties as may from time to time be assigned to him by the Chairman or by the Board of Directors.

Section 8. - Treasurer The Treasurer shall have charge and custody of and be responsible for all funds and securities of the organization; receive and give receipts for monies due and payable to the organization from any source whatsoever, and deposit all such monies in the name of the organization in such banks, trust companies or other depositors as shall be specified by the Board of Directors; serve as Chairman of the Budget and Finance Committee, and in general shall perform all the duties incident to the office of Treasurer and such other duties as may from time to time be assigned to him by the Chairman or by the Board of Directors.

ARTICLE 7.

Committees

Section 1. The Board of Directors shall appoint the six standing committees described below and such other committees as shall be necessary to carry out the purpose of the organization.

Section 2. - Standing Committees The standing committees shall consist of the Public Information and Education Committee, the Open Occupancy Committee, the Budget and Finance Committee, the Legislative Information Committee, the Low Cost Housing Committee and the Community Relations Committee.

Section 3. - Public Information and Education Committee The Public Information and Education Committee shall prepare a bulletin for the members, shall engage in research, shall concern itself with publications, news media, workshops and speakers bureaus, and shall carry on such related activities as shall be pertinent to the purpose of the organization.

Section 4. - Open Occupancy Committee The Open Occupancy Committee shall concern itself with neighborhood housing committees, listing services, escort services, compliance testing, problems of mortgage financing, good neighbor pledges and such related matters as shall be necessary to carry out the purpose of the organization.

Section 5. - Legislative Information Committee The Legislative Information Committee shall develop research and information concerning fair housing laws, zoning problems, building codes, workable program suggestions and shall carry on such related activities as shall be necessary to carry out the purpose of the organization.

Section 6. - Low Cost Housing Committee The Low Cost Housing Committee shall concern itself with public housing, turnkey operations, site selections for low cost housing, co-ops, 221-H non-profit operations and such related matters as shall be necessary to carry out the purpose of the organization.

Section 7. - Community Relations Committee The Community Relations Committee shall enlist new active and supporting members, develop programs with non-member groups, and shall carry on such related activities as shall be necessary to carry out the purpose of the organization.

Section 8. - Budget and Finance Committee The Budget and Finance Committee shall concern itself with the raising of funds, developing a budget for this organization, developing applications for grants from foundations and other organizations, and such related matters as are necessary to carry out the purpose of the organization.

Section 9. - Standing Committee Chairmen. The Chairman of the Budget and Finance Committee shall be the Treasurer. The other standing committee chairmen shall be elected by the Board of Directors and shall serve for two year terms or until their successors are duly elected and qualified. The Board of Directors may remove any standing committee chairman, other than the Chairman of the Budget and Finance Committee, and elect a new chairman to serve for the remainder of the term of office of the committee chairman so removed. In the event of any vacancy in the office of a standing committee chairman, other than the office of Chairman of the Budget and Finance Committee, the Board of Directors shall fill such vacancy for the remainder of the term of such committee chairman.

ARTICLE 8.

Waiver of Notice

Whenever any notice is required to be given under the provisions of any law or under these bylaws, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE 9.

Amendment of Bylaws

These bylaws may be altered, amended or repealed and new bylaws may be adopted by a majority vote of the Board of Directors or by a majority vote of the active members present at any meeting of the members at which a quorum is present and acting.

Proposal to the

METROPOLITAN ATLANTA HOUSING CONFERENCE

from its

OPEN OCCUPANCY COMMITTEE

It is proposed that the Metropolitan Atlanta Housing Conference sponsor the creation of a profit-making real estate firm whose primary mission would be to assist those seeking to purchase or rent housing on a non-discriminatory basis.

BACKGROUND OF PROPOSAL

1. Atlanta's society, like that of the nation, is separated by race. Almost without exception, whites and blacks live within their own neighborhoods, with whites resisting the presence of blacks, while blacks, because of income limitations and discriminatory institutions and practices, are unable to leave their confined territories. Of 1,300,000 persons who inhabit the metropolitan area, 300,000 are black, three-fourths of whom live within the city limits of Atlanta. Although constituting almost half of the central city's population, blacks are bottled up on only 30 per cent of the land.

   This physical separation envelopes the total experience of all Atlantans. Living physically apart, Atlanta's races have developed few shared facilities, organizations, institutions, projects or objectives. Without these, there is today little interaction and only the most formalized means of communication -- and even these tenuous links are used only sparingly by few people. For the vast majority of white Atlantans, there is no contact within the black community and little understanding of the myths which surround and divide the races.

   For the black man, the problem is compounded. Most blacks live in substandard structures, partly due to a limited supply of housing which he can afford and in places where he is welcomed. Sharply cut off from gaining access to a greater supply of housing within his means, the housing available to him is overused and misused. The middle-class black's progress towards equality is especially thwarted, for while he may achieve a sufficient income and may excel in his education, and while he may bring recognition to and respect for his community, he is still denied the otherwise common priviledge of living where he desires.

2. There is no organization or firm in Atlanta which is actively seeking and which, at the same time, has the capability to overcome this separation. It is not that the metropolitan area lacks concerned individuals and organizations. These people and groups, however, have neither the organizational vehicle nor the technical and financial resources to undertake the immense task of overcoming the housing inequities. Few organizations and volunteer groups, composed of individuals with multiple interests, have sufficient staff which would give them the needed continuity and permanance. None have capital or trained personnel to spearhead a concentrated attack on the problems of unequal housing which the separation has created.

Neither are there business groups (large companies, real estate firms, or professional societies) which are sufficiently directed towards creating a balanced housing pattern. Such ideals may be part of the objectives of some individuals within many business firms; in fact, the firm itself may consider equal housing a desirable goal. But the primary thrust of every established business group is to become profitable, and to do so in a traditional, business-like way. Any activities directed, for example, towards increasing the supply of housing for the poor, or towards producing integrated neighborhoods, while possibly considered to be important, are nevertheless viewed as unprofitable -- and therefore, by definition, unbusiness-like, non-competitive, and self-defeating, even perhaps unfair to the stockholders of the company.

3. What is required is a new kind of firm in Atlanta, created for the primary purpose of achieving more equal housing opportunities in the Atlanta metropolitan area. All of its activities would be directed towards this goal. This would be its business and any person employed by such a firm or who invested in it would understand its purpose.

   Furthermore, the new firm would be structured so as to be competitive. It would operate on a business-like basis, so that it would not become a permanent ward of any foundation, organization, or government; so it would be able to attract bright, ambitious, yet highly motivated salesman; and so it could illustrate to other firms that integration can be profitable -- and by its actions and success, encourage them to compete for this kind of market, thereby sharing the burden of the mission.

OBJECTIVES OF THE NEW FIRM

The general objective of the proposed firm, as stated above, would be to help achieve more equal housing opportunities in the Atlanta metropolitan area by overcoming the chasm which physically separates the races.

At least two specific goals would be sought:

1. To provide more housing for black people:

   - by opening new living areas of the metropolis to poor blacks, thereby relieving the overcrowded residential districts which they now occupy; and

   - by giving those middle-class blacks who desire to live outside traditionally black areas increased opportunities to choose their neighborhood on the basis of schools, parks, friendships, proximity to jobs, or whim -- rather than on the basis of race.

2. To help stabilize Atlanta's neighborhoods:

   - by encouraging whites to remain in transitional areas, and by introducing to whites the opportunity of living in black or traditional areas; and

   - by undercutting blockbusting tactics in these ways: by monitoring illegal activities, by preparing neighborhoods in advance for an integrated condition, by aiding and strengthening the efforts of the various fair housing groups, and by paying fair prices for homes which change hands.

NATURE OF THE ORGANIZATION

1. It is intended that the new firm would be sponsored by the Metropolitan Atlanta Housing Conference, whose primary responsibilities would be to obtain the initial capital and to set up a Board of Directors.

2. The Board of Directors would be made up of ten prominent and experienced businessmen (including one member of MAHC), who would formulate the objectives, policies, organization~~s~~, and program of activities of the new company, apply for a corporate charter, hire the firm's president, and generally perform the chores necessary to launch the new company. The Board members would retain no ownership among themselves; neither would they in any way be in a position to gain financially from the company's activities or profits.

3. Funds would be sought by the Board (with the assistance of the MAHC) sufficient to operate the company for a period of 18 months, after which the firm would operate on its income, ~~and~~ investments, M.REIT and management.

4. The firm would be designed to become a profit-making enterprise. There are numerous advantages in maintaining a profit-making status, foremost of which is the psychological impact which a normal business operation would make by engaging in heretofore forbidden and "unprofitable" affairs. Beyond this, however, is the desirability of a profit-making firm opening up a new market. It is felt that this kind of business would be most able to attract the most intelligent and enterprising (as well as the most satisfied and motivated) salesmen. Such a structure would best establish the firm's legitimacy as an acceptable business enterprise among its peer firms.

5. Rather than compete with existing firms, the new company would seek to cooperate with them, sharing listings, exchanging information and advice, and generally building those linkages which exist between real estate firms. Certainly, at the earliest possible date, the company would seek to join the various realty boards.

REQUIRED CAPITAL

It is estimated that the new firm would require an estimated $150,000 to capitalize its operations for the first 18 months. The figures in the following table are

illustrative only and might vary considerably upon closer study. They are presented, however, to indicate the size and nature of the firm being proposed.

18-Month Schedule of Expenditures

Salaries		$51,000
Manager	$18,000	
Salesmen (2)	24,000	
Secretary	9,000	
Technical Advisors and Consultants		20,000
Rent		
(1500 s.f. @ $5.00/s.f./yr. x 1.5 yrs.		10,000
Advertising Budget		30,000
Cars (3) (second hand)		6,000
Auto Operation and Maintenance		4,000
Office Furnishings		3,000
Office Supplies		2,000
Utilities, Telephone, etc.		4,000
Miscellaneous (taxes, insurance, licenses, etc.)		20,000
		$150,000

Unquestionably the company could operate with less money; the figures above are more than ample. To undercapitalize the organization, however, might stretch out its period of incubation beyond the 18-month period. Less capital would probably require a reduction in salaries, and a lesser quality of management. It is felt that the advertising budget should be high because of the desire to capitalize on the psychological impact which can be expected to follow the announcement of the new firm's formation. Finally, it was felt that larger-than-normal funds would probably be needed because of the unfamiliarity of the public in working with a unique firm such as this.

SOURCE OF FUNDS

Funds necessary to capitalize the company could come from either or both of two sources. The first is the possibility of creating a stock company, locally subscribed, the stockholders of which would share in the profits of the company whenever dividends are declared.

The second is to create a firm which would be subsidized by a governmental agency and/or by a foundation. It is assumed that HUD and OEO would be interested, as well as the Ford Foundation.

METROPOLITAN ATLANTA HOUSING CONFERENCE

Follow-up on calls made for delinquent dues

1.	Doraville Fair Housing	Mrs. McGuffog	938-9643	The group is non-active. However she will try to collect the membership dues for 1969 and send them in.
2.	Morningside Fair Housing	Leslie Pounds	874-7344	For the past two days have been unable to reach.
3.	Druid Hills Fair Housing	Bob Sigmund	872-3873	He is no longer on the Exec. Committee Group has no funds, however, will try to locate membership dues.
4.	Atlanta League of Women Voters	Mrs. Mary Davis	876-1168	Will have to meet with the Board, before sending dues. Board meets next Tuesday, January 27, 1970. 1/28/70 – no answer
5.	Georgia Womens League Voters	Mrs. Richardson	237-2559	Mrs. Richardson is no longer president of the League. Mrs. Sigmund Janus is President. They voted in a meeting this morning to send $25.00 as soon as possible.
6.	Dekalb League of Women voters	Mrs. Speilberg	636-2325	She thought dues were on a one year basis. Has to go through the board before sending 1969 dues. Board doesn't meet until February
7.	Anti-Defamation League	Mr. Lewengrub	523-3391	Will send after checking records.

8.	Jewish Welfare Federation	G. Lasensky	525-4825	Thought dues had already been paid He asks that a duplicate copy of the bill be sent to him and attach a note saying that you are trying to close the books for 1969. DUplicate bill was sent 1/22/70 to his attention.
9.	~~National Council of Jewish Workers~~	~~Mrs. L. Lipson~~	~~876-7236~~	~~Unable to reach 1/22/70~~
10.	American Friends	Jack Tatum	523-6628	Sending $50.00 today 1/21/70
11.	~~Catholic Archdiocese~~	~~Father Hardy~~	~~873-3056~~	~~Burkenshaw out of town. Father Hardy sending them in today. 1/21/70~~
12.	Episcopal Diocese	Rev. Fisher	237-2203	Books for 1969 have been closed. Might be able to include them with 1970 dues.
13.	~~Christian Council~~	~~Dr. Harmon Moore~~	~~524-1167~~	~~Sending $25.00 today 1/21/70~~
14.	~~United Presby. Church~~	~~Rev. McDonald~~	691-5113	No longer with church - no replacement.
15.	Unitarian Universalist	Patty Cecil	377-8625	No Answer 1/21/70 and 1/22/70
16.	YWCA	Martha Allgood	237-7330	No answer 1/21/70 and 1/22/70
17.	AAUW	Mrs. Hutson	636-6051	Left word to return call - 1/21/70 and 1/22/70 - hasn't returned call. 1/26/ talked to Husband - will call tomorrow - Sending dues directly to you - Sec.
18.	NAACP	Bob Flanagan	688-8868	Out of the city, returning 1/24/70 - 1/28/70 Out of City - Returning 1/29/70
19.	Atlanta University center	Mr. Taylor	523-8279	Douglas Schofield new director. Knows nothing about involvement in MAHC. Call and explain.

20.	Vista Corporation	Mrs. Metzger	233-5642	No longer employed by organization. out of town 1/22/70 returning 1/23/70
21.	Georgia Council on Human Relations	Miss Feagan	525-6468	Hasn't been with the Council in over over a year. No number where she can be reached. John McGown out of town Expected back next week. 1/28/70
22.	Community Relations Service	Bob Hughes	526-4396	out of city - next week. Should be taken off list. No funds to provide membership dues.
23.	Community Relations Commission	Nat Welch	522-4463	Mr. Ward, Assistant Director will check and call back.1/22/70 Looking for call this afternnon at 2:00.
24.	Federal Exec. Board	Dave Hammond	633-3311	Pd. $20.00 in March as membership dues. He paid dues out of pocket. F.E.B. does not have budget for dues, etc. During 1970 he would prefer being represented personally and not connected with any organization. He is not in the same position with the FEB. Recommends that you talk with Mr. Wiley Messick who is with the Urban problems committee. This group is concerned with housing. Also said that FEB could not give cash money to any organization, but probably could provide clerical services such as large mailings, typing and etc. Contact Mr. Messic at the Small Business Administration.
25.	Urban Renewal Department	Mr. Hearle	522-4463	No one employed with that name
26.	AIP	Mr. Tom Ficht	526-5675	Meeting with Exec. Bo. will send them in after meeting with them.

27.	Interfaith, Inc.	Mr. Steinichen	872-2390	Sending $25.00 today. have provided stationary, use of telephone and office space for MAHC.

REVISED OBJECTIVES PROPOSAL

TITLE: ATLANTA METROPOLITAN AREA CONFERENCE ON EQUAL OPPORTUNITY IN HOUSING

CO-SPONSORS: To be sponsored by a broadly based representation of educational, religious, labor, business, governmental, social service and human relations organizations in the Atlanta Metropolitan Community, a community composed of Clayton, Cobb, DeKalb, Fulton, and Gwinnett Counties.

PURPOSE: To bring together people of many backgrounds and interests in a democratic contest in order to stimulate discussion of equal opportunity in housing in the Atlanta Metropolitan Community.

To facilitate such discussion we would expect to:

1. Analyze all available information concerning open housing in the Atlanta Metropolitan Community, since there can be no equal opportunity in housing unless there is open housing.

2. Analyze property depreciation, deterioration resulting in blighted areas, and the effect of blighted areas on the economic development of the Metropolitan Community.

3. Create a climate whereby existing organizations can coordinate their efforts toward making equal opportunity a fact in the Metropolitan Community.

4. Develop ideas for implementing action on equal opportunity in housing.

5. Explore ways and means of informing the entire public concerning the problems and potential solutions available to the Atlanta Metropolitan Community.

6. Assess the potential effect of equal opportunity in housing on the total community.

PROPOSED SLATE OF OFFICERS

Chairman: The Rev. Randolph Taylor - Central Presbyterian Church

Vice-Chairman: Mr. Jack Tatum - American Friends Service Committee

Treasurer: Mr. Moreland Smith - Southern Regional Council, Inc.

Secretary: Mrs. Kathleen K. Wood - 1031 Springdale Road, N. E.

COMMITTEE CHAIRMEN

Public Information: Mr. Irwin Schulman - Anti-Defamation League

Open Occupancy: Mr. Leon Eplan - Eric Hill Associates

Budget: Mr. Moreland Smith - Southern Regional Council

Legislative: Mr. Robert Flanagan - N.A.A.C.P.

Low Cost Housing: Mr. John Steinichen - Interfaith

Community Relations: Mr. Noyes Collinson - A.F.S.C.

MEMBERS AT LARGE

The Rev. Aloysius Clark, OSB - Catholic Social Services

Mrs. Newton Fowler - Churchwomen United

Mr. N. Gerald Cohen - Attorney

Mrs. Winnifred McPhedran - Druid Hills Fair Housing

The Rev. Ed Grider - Urban Training Organization

Mr. Nat Welch - Community Relations Commission

ATLANTA METROPOLITAN AREA CONFERENCE
ON EQUAL OPPORTUNITY IN HOUSING

SECTION A

ATLANTA UNIVERSITY

Lead-out on Position Papers
Supplemental by Georgia Tech, Georgia State, Emory

FORWARD ATLANTA 1978-1988

A Better Place to Live - The Ideal Community

ECONOMICS (Dr. Kendlebergen and others)

Mixed Incomes Lower Income
Landlord-Tenant
Poverty vs Jobs

SOCIOLOGISTS

THEOLOGICAL

Role of the Church

ATTORNEYS (See Fall, 1967, NEW SOUTH)

Cliff Durr

PLANNERS

Physical Layout
Transportation

ARCHITECTS

Codes
Zoning

EDUCATION

REALTORS (Mr. Rouse: Baltimore)

SWAP (Journalist) Experience in Integration

MYTHS

BARRIERS what are existing patterns

PSYCHIATRIST - CHANGING ATTITUDES
(or Psychologist)

CULTURE - Robert Shaw

PARTICIPANTS

Activists
Labor
Black Nationalists
"Negroes of Quality" (?)

STATEMENT OF OBJECTIVES AND PROGRAM

METROPOLITAN ATLANTA HOUSING CONFERENCE

Atlanta needs more and better housing. If we are to be "a new kind of city", we will need more than just replacement housing; we need a surplus of housing, particularly in the range of low and middle income units, or we shall be - like New York or Chicago - simply another inadequate form of the old stagnant urban complex of ghettos. America needs a new kind of city, and Atlanta has the ingredients for meeting that need. The objective of the Metropolitan Atlanta Housing Conference, therefore, is the provision of adequate housing for all the people of our city.

To this end, we commit ourselves to three specific areas of service:

1. Communication and Coordination.

   To act as an agent of communication and information, seeking through the most effective use of community media to sensitize the city to its needs and opportunities in housing.

   To establish an Office on Housing Resources which can serve as a clearinghouse for information concerning housing and a service center for people seeking assistance in finding housing, providing counseling and guidance on testing, financing, zoning, purchasing, and renting.

To focus attention upon different neighborhoods of the metropolitan area, using a Neighborhood Spotlight Week and seeking to make available housing an important emphasis in such community programs as the Dogwood Festival.

To develop and strengthen ties with other groups related to housing, both public and private.

To publish a newsletter and other resources on housing as a means of keeping the community informed and of coordinating the activities of those concerned.

2. Low Income Housing.

To pressure governmental agencies, from the municipal to the national level, to provide more and better housing for low income families in the Metropolitan Atlanta area.

To work with such public agencies as the Atlanta Housing Authority and also with such tenant organizations as Tenants United for Fairness in order to bring about a more effective program of public housing.

To keep up with laws relating to housing and to work to get zoning regulations, tax assessments and rental levels changed where they are restrictive and oppressive.

To provide help and information to groups seeking to build or rehabilitate low income housing.

To interest the business community in the support of housing for low income families and to encourage major private investment in the field from the Atlanta business community and beyond, seeking - if necessary - the introduction of major national firms into Atlanta's housing picture.

3. Equal Opportunity in Housing.

To coordinate groups interested in equal opportunity in housing and to stimulate the development of such groups throughout the metropolitan area.

To work with realtors and citizens to fight block-busting and other unethical and illegal practices, bringing complaints and suits when necessary.

To educate government officials to the need for laws or changes in existing laws in keeping with the new Federal statute on equal opportunity in housing.

To act as a community spokesman in support of equal opportunity in housing and to serve as a testing and watchdog agency in the implementation of the law.

In order to undertake this program we authorize the calling of an Executive Director and the creation of the following budget, to be raised by the Metropolitan Atlanta Housing Conference:

Executive Director	$12,00
Secretary	5,000
Social Security and Insurance	2,000
Expenses of Office on Housing Resources	4,000
Publications and material	2,000
TOTAL	$25,000

It is our intention to work for the implementation of this program, the employment of staff and the opening of the Office of Housing Resources by September 1969.

RECOMMENDED REVISIONS

Page 2, Item 2

To educate governmental agencies, from municipal to the national level, of the need to provide more and better housing for low income families in the metropolitan Atlanta area.

Page 2, Item 2, Paragraph 3

To study laws relating to housing and to educate the public and governmental offices to get zoning regulations, tax a assessments, and rental levels which are unduly restrictive or oppressive changed.

Page 3, Item 3, Paragraph 2

To work with realtors and citizens to fight blockbusting and other unethical and illegal practices.

Page 3, Item 3, Paragraphs 3-4

To institute a program aimed at breaking the traditional real estate buying habits of black homeseekers through affirmative promotion of existing and new construction in the metropolitan area, and also to guard the rights of those seeking to exercise constitutional guarantees.

Page 4, Paragraph 1

The existing Board in order to undertake this program authorizes the calling of an Executive Director and staff that will carry out the program as set forth by the Board of Directors and authorized committees, namely

Low Cost Housing

Open Housing

Public Information

Legislative

Budget

Community Relations

GRUBER

Fed. Involvement
#Units presently available in Metro
Ramona Cowart.

Pub Housing or Fed Funding

17,738 Res. Units

1,194 F.H.D.

Atl Housing Autho 88%

900 Marietta

350 East Point.

173 Colley
162 Lawrenville
75 Lithonia
35 Jonesboro

Pat Chapman Peg HELTON
" Churches

METROPOLITAN ATLANTA HOUSING CONFERENCE
900 PEACHTREE STREET, N.E. ROOM 426
ATLANTA, GEORGIA 30309

TO:

Date	Description	Amount

By_____
Treasurer

METROPOLITAN ATLANTA HOUSING CONFERENCE
900 PEACHTREE STREET, N.E. ROOM 426
ATLANTA, GEORGIA 30309

TO:

Date	Description	Amount

By_____
Treasurer

INDIVIDUAL

$2.00 [redacted]

ORGANIZATIONAL

$ 20.00 Minimum

$ 100.00 [redacted] & Above Contributing

Finance or Budget Committee to have approval Control for Contributions in-KIND

Membership on Annual Calander Basis

4XC

I am committed to the
M A H C
concept of adequate
Housing on an open
occupancy basis for
all citizens of Metropolitan
Atlanta and wish to
become a member of
MAHC to work
for the achievement of
that concept.

I understand that
annual dues are $2.00
(or more if I wish to contribute
toward expenses)

or that volunteer
services in kind be
acceptable in lieu of
dues. I would like
to serve on the committee
checked in order of my
preference (1, 2, &
1
6 Comm

Here with $ — as
my offer of volunteer
Service.

_____

Street _____
Phone Busniz ___ Hom ___

Select portions of
bylaws

Initiation

20.00 Organizers

100.00

Contributors

Jerry Del Giminez

1500 Henderson Street

[redacted] S.C.

Columbia

(803) 254-8241

$2.50/H 70.00 90.00 per Month

Includes Utilities 180
12

Telephone 100.00/month

27

(Twice) $800.00 1,100.00

5 people - 14.00 per month Typewriter

Acme Desk $600.00

Best thing that ever happened to air travel!

250.00 Desk

5.00 Chair

Hungry Club 11:30

D. S. Straps.
Radial - West - Mumford
Sears

Paint Pool

Research. Analysis

Postge. 25.00 per Month
10 People.

B O H
Jack Brunson
Bohn - Commodore
Office
1098 Peachtree NE
300
892-2350

Typewriter
Am Photo Copy Eq Inc
Co - Edwin Morton
5712 - Armour Drive NE
30324
873-1381

MAHC BUDGET

		Minimum			Desired
Executive Director	10	12,000	15	14	12,000
Assoc "	10		10		8,000
Secretary		5,000	6	6,500.00	5,000
Secretary			6.		5,000
Social Security & Insurance		2,000			4,000
Office Equip 10,000.00	10	4,000			8,000
Telephone					
Publications & Material		2,000			10,000
Library - 5000					
		50,000.00			75

Realestate Advisor

Andrew Moore - (Bank of Georgia) Rescind People & Clark Coffey
Team (4) (Lawyer) $ 10,000.00

Vehicle - to get Housing Center get off the ground
enable to do certain thing.

(3) Education Program Newspaper TV Radio Advertising
Denver Center

Coordinator
Distributor

Seminars

Meetings

Costs Work with Government

Liason

Banking Financing Agencies

Sub Contract

PROGRAM Underwriting

[redacted]

* [illegible] 523-6626 378-8327

Cathy 378-5186

Nat 522-4463

* [illegible] 875-[redacted]-0298

[illegible] 525-1617

* [illegible] 875-[illegible]

Jim Wood

.00 T

12,000.00
10,000.00
5,000.00
2,000.00
4,000.00
5,000.00
800.00
300.00
2,000.00
2,000.00
3,000.00
2,000.00
4,000.00
1,000.00
800.00
2,500.00
56,400.00 T

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15,000.00
12,000.00
10,000.00
6,000.00
5,000.00
5,000.00
8,000.00
12,000.00
700.00
4,000.00
5,000.00
10,000.00
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10,000.00
2,500.00
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5,000.00
117,200.00 T

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12,000.00
10,000.00
6,000.00
5,000.00
5,000.00
8,000.00
12,000.00
1,000.00
700.00
5,000.00
10,000.00
40,000.00
129,700.00 T

Nat welch

Hard money to raise locally
League $150,000.00 difficult to raise
A.B Padgett, Vice Chairman Community Council
Stern Trust Co of Georgia

Recommend	Med	Desirable
Min 35,000	50	80,000

1/2 Show

①	Equipment Insurance	High
②	Postage	1/2
③	Library	1/2
④	Publications	1/2

Ed, TV, Radio, Newspapers Free

Sundy 15, 18 } June

Jack TATUM

Carroll Heights [QV. W. Illiam son

Transportation

Phils

ACCOUNT TO BE CREDITED REGULAR CHECKING DEPARTMENT

DATE		DOLLARS	CENTS
	COIN		
	BILLS		
	CHECKS (LIST SEPARATELY)		
	TOTAL		

MORELAND GRIFFITH SMITH
P. O. BOX 6023, CAROLYN STATION

CHECKS AND OTHER ITEMS ARE RECEIVED FOR DEPOSIT TO THIS ACCOUNT SUBJECT TO THE RULES AND REGULATIONS OF THIS BANK.

DEPOSITED IN

UNION BANK & TRUST CO.
MONTGOMERY, ALA.

⑈308⑆619⑆7⑈
ACCOUNT NUMBER

BUDGET

Membership

Organizational

Miss Raby

Conference 500.00

Registration 2.50
Lunch 1.25
$ 1.25

200 @ 1.25 $ 250.00

Cost $ 500.00 deficit $ 250.00

(1) Executive Secretary @ $ 200.00 $ 2,400.00
(2) OFFICE
(3) Telephone

Stationery

Sam Masselle

Mrs Canty ?
Mrs Richardson

Fr. Burtenshaw 261-102

CONFERENCE

26 February 69

Registration $2.50

Lunch 1.25

Mrs Betty Cantor ADL .75

Book — .35

Transportation

Sach

104

5

6

330.27

111.46

218.87

600.00

483.87

116.13

Stamps	3.96
Cert. F.C	7.44
	11.40

265.00

Checks

Balance December 31, 1969 330.27

108 SRC #100.00

never cashed

~~# 109 Petty Cash 10.00~~

Balance 220.27

Outstanding Bills or Commitments

Printing Costs for Housing Study #600.00

File

Stamps 8.00

Deposits

4 Feb 69	Reg @ Conference	$ 50.00
"	Transfer from Old Account	1,141.96
24 "	Reg @ Conference, plus SRC $300.00	367.50
14 "	" " "	147.50
27 "	" " "	197.50
17 June	"coinpurse" Relston Omaha	~~1,9 7.50~~ ~~100.00~~
22 Aug	Interfaith	48.22

14 checks @ 2.50	35.00
1 check @ 5.00	5.00
1 check @ 7.50	7.50
Cash	7.50
	55.00
SRC	12,58
	67.58

39	checks @ 2.50	97.50
6	checks @ 5.00	30.00
51		127.50

Receipts		Deb		
	1141.96			
Org Dues	150.00	Conf Exp.	98.70	373.70
Rev from Conf.	886.62		25	
Term refund	48.22		240	
			10	
	2226.80	Postage + Supplies	125	~~11.40~~
	~~-1795.86~~		25	~~178.00~~
	~~430.94~~		6.72	189.40
			~~21.28~~	
		Pub.		1441.02
		Term		298.40
	2226.80	Rent		300.00
	1807.26	Sal		360.00
	419.54	Travel		9.20
		Incorp		135.54
				1807.26

It is difficult to criticize separations, militancy, etc. & remain tolerable unless we are personally involved in a fellowship.

	Receipts		Disb	
	Transfer	1141.96		
Org due	Good News for Modern Man	50.00	Airline Ticket (Denis) (C)	98.70
		367.50	Postage (Wood)	125.00
new from Cont	Cont	145.00	Janitorial (Cont - Hutch) (C)	25.00
	"	195.00	Box Lunches (C)	240.00
	"		Sub - Trends	3.00
misc rec from Cont	June (misc dep.)	179.12	Collegiate Press } Pub	138.02
org dues	Com. Rel. Com.	100.00	Mailing (Mrs. Phillips)	25.00
refund on phone	Interfaith (any)	48.22	Postage meter	6.72
		2226.80	Furniture (Huber) ++++	150.00
		1796.53	Rent	100.00
		430.27	Furn. ++++	148.40
		330.27	Coward (Exp)	21.28
			Rent	100.00
			Salaries (1)	360.00
			Travel (Misc Exp)	9.20
			Serv charge	? 0.282
			Rent	100.00
			Janitor (C)	10.00
			S.C.	? 0.392
			Incorp. Exp	135.54
				1796.53
				67
				1795.86

28/39/67

Moreland —

Bank bal is 330.27 —

the June statement is missing, July statement starts $100 off. therefore I cannot find error.

Also, you are twice charged with service charge which should not be for non-profitorg.

I can do no more till errors are corrected.

Also check Mar '69 statement 2 deposits listed in error by 2.50 each.

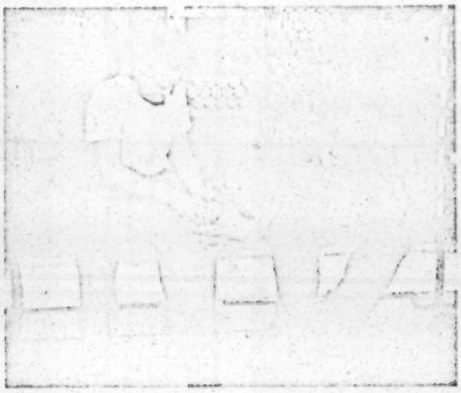
INCOME	EXPENDITURES
Dues	Rent
Conference	Furniture
	Supplies & Postage
	Subscription TRENDS
	Printing Expense
	Conference
	Travel
	Janitorial
	Box Lunches
	Salaries
	Corporation Exp.

AMERICAN FRIENDS SERVICE COMMITTEE
COMMUNITY RELATIONS PROGRAM
Rm, 501, 41 Exchange Pl., S. E., Atlanta, Georgia 30303

CITIES, JOBS & HOUSES

In the major cities of the United States, tenements swarm with children, schools are overcrowded and understaffed, and people are out of work. Apathy overcomes many. For others, frustration erupts into violence.

The heart of the city's problems is the isolation of the people of its slums from the benefits of the rest of the metropolitan area. Discrimination in employment, zoning restrictions, discriminatory real estate practices, local tax structures, political boundaries — all protect the affluent from the claims of the impoverished.



The slum's problems are perpetuated by powerlessness. Negro leaders recognize that freedom cannot exist without equality and that political and economic power are essential parts of equality. They are appealing to their people to take pride in blackness and unite in effective action. The challenge to Negroes to overcome fear and paralysis is accompanied by a challenge to the white community to overcome its fear and intransigence. These challenges must be met.

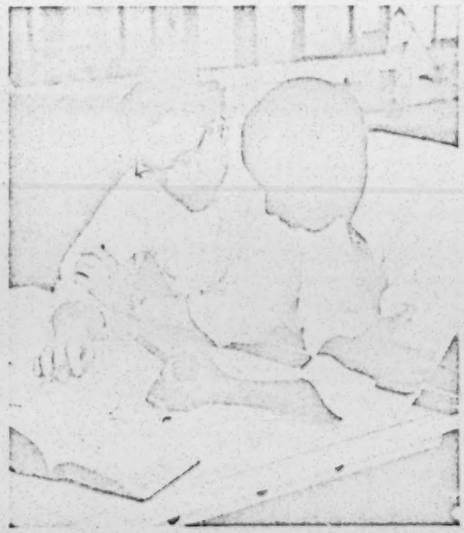
The American Friends Service Committee struggles against exclusion of any minority from the mainstream of American society. Its programs in the cities concentrate on getting people to recognize their own problems and take initiative in dealing with them. The programs search for new ways both to break down barriers and to build self-reliance — ways that can be copied and adapted by other groups in other cities.

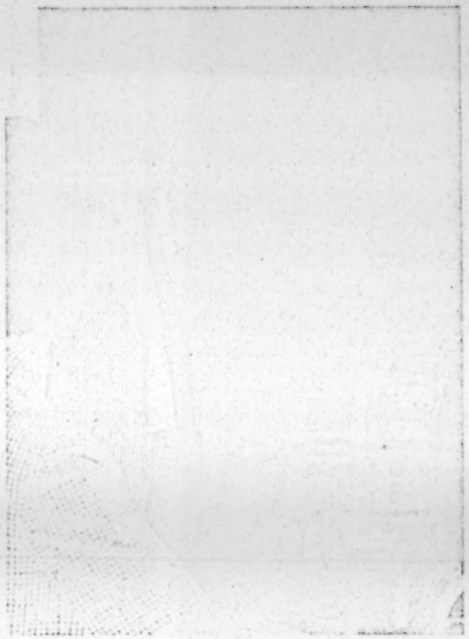
LANDLORDS AND TENANTS WORK TOGETHER

In Boston, concerned with the problems of welfare tenants, the Service Committee is bringing together tenants, small landlords, and the welfare department to find solutions to the problems of apartments without heat, garbage that stands uncollected, falling plaster, rats, and roaches.

In Chicago the Service Committee's staff has been working with the Chicago Freedom Movement headed by Martin Luther King. Block clubs organized by the Service Committee have been converted to locals of the Union To End Slums. Contracts are negotiated between landlords and tenants, specifying the responsibilities of each. If negotiation fails, the tenants may resort to a rent strike in which rent is held in escrow by the bargaining agent.

Working in a depressed community in Pasadena, California, the Service Committee has helped organize a businessmen's council, which is working on upgrading businesses and supplying new





jobs. The staff has started youth programs for drop-outs and has helped form a young adult group to work on recreational programs and activities for young people. It has started an interfamily visiting program with churches in the area to give families a chance to know people and places outside their own neighborhoods.

A new program in West Oakland is trying to establish communication among groups in the community, and between them and groups outside the area. Distrust of the surrounding world is so high that any meaningful communication is difficult. Seminars are being planned to bring West Oakland residents and outsiders together in a neutral atmosphere where they can explore mutual problems. The final emphasis of the program will be to stimulate the interest and efforts of the wider community in the problems of the people of West Oakland.

In a densely populated area of San Francisco, the Service Committee got together parents who had complaints about the elementary school, and this group became known as the School Committee. They decided the logical place to work for changes was the PTA, but the principal had repeatedly refused to allow PTA meetings at night when working parents could attend. School officials continued to discourage them. They petitioned the superintendent, with copies to the press. Now, for the first time in the history of the school, there are PTA meetings at night, and a parent has even been elected treasurer.

EMPLOYMENT LINKED TO HOUSING

Programs in San Francisco; Richmond, Indiana; and a new program to start in Atlanta link two of the Service Committee's concerns — equal employment and fair housing. A man's ability to find a job, and an employer's ability to hire him, may depend on his being able to live in the vicinity of the plant. The Committee feels that it is not enough to make employment open to all regardless of race, but that housing must be made available as well, and close to the job. Staff members found one government bureau in the suburbs of Washington that must send a bus into the city every day to pick up twenty secretaries because racial discrimination prevents them from living near the bureau. Many firms with government contracts have equal employment policies. The Service Committee works with personnel people and executives of these companies to help them secure housing in the community for qualified applicants of a minority group.

MANY PATHS TO FAIR HOUSING TRIED

In 1951 the Service Committee responded to a crisis that developed in Cicero, Illinois, following the move of a Negro family into a previously all-white area. Since then the Committee has been increasingly involved in the drive to bring about equal opportunity in housing, believing that members of any group should be able to freely rent or buy in the neighborhood in which they want to live.

In New York; Philadelphia; Chicago; Xenia, Ohio; and Muncie, Indiana, the staff of the Committee's housing program works with buyers, sellers, builders, the real estate industry, government agencies, concerned citizens and organizations, and members of the nonwhite community to open more areas for nonsegregated living and to create a receptive atmosphere for minorities moving into all-white communities. Staff members sponsor housing discussions on TV and radio, set up listing services to bring together the minority buyer and the willing seller. They escort families to local brokers to assure equal service, initiate community education campaigns, organize "good neighbor" pledge drives, and hold buyers' conferences to inform minority families of their legal rights and to provide them with homebuying information and encouragement.

The Committee has helped form fair housing councils, organized surveys of community attitudes, and supported nondiscriminatory housing legislation. It is now mobilizing Negro buyers and renters to take advantage of new openings and to confront real estate brokers with the need to change discriminatory practices.

The Philadelphia Metropolitan Housing Program works with the Federal Housing Administration and the Veterans Administration in developing an affirmative policy of nondiscrimination. The present practices of these agencies and others are tested. Information is obtained on new developments built with FHA money and on foreclosures of FHA and VA mortgages. A range of approaches to the Negro community is tested, so that home seekers can learn of housing opportunities throughout the metropolitan area.

AMERICAN FRIENDS SERVICE COMMITTEE

NATIONAL OFFICE:
160 NORTH 15th STREET
PHILADELPHIA, PENNSYVANIA 19102

4M-11/66-AFSC

MEMO

TO: PAUL

FROM: Moreland

SUBJECT:

38 Peachtree Circle, N.E.
Atlanta, Georgia 30309

	for routing
	circulate
	answer
	return
	destroy
	to files

Not's meeting was attended by about 75, do not know how many were invited but they wouldn't have had any place to put any more.

Decision made: To Have a Metropolitan Conference on Eq. Opportunity
To Meet March 12 to plan Techniques & procedures.

What resources can SRC provide

Secretarial
Office Space
Money
Staff
Other

SH 38 Peachtree Circle, N.E.
Atlanta, Georgia 30309 S

MEMO

TO:

FROM:

SUBJECT:

38 Peachtree Circle, N.E.
Atlanta, Georgia 30309

	for routing
	circulate
	answer
	return
	destroy
	to files

Not Welch wanted your suggestion and/or help on Co-Sponsors for Fair Housing Conference —

Marian —

Dick

Dear Congressman Rodino:

Thank you for your letter of June 19th. I am very pleased that you are willing to be a co-sponsor of the Housing Conference.

Sincerely,

Dick Schwartz

Enclosure

Dear Congressman Rodino:

Thank you for your letter of June 19th. I am very pleased that you are willing to be a co-sponsor of the Housing Conference.

Sincerely,

Dick Schwartz

Enclosure

Dear Congressman Rodino:

Thank you for your letter of June 19th. I am very pleased that you are willing to be a co-sponsor of the Housing Conference.

Sincerely,

Dick Schwartz

Enclosure

NAT Herman Cohen

Sen. Co. Conyers has 3,000 3500 Bills out

Walter Fauntroy

Mr. Mitchell Ryan RESPONSES

Attachments

38 Peachtree Circle, N.E.
Atlanta, Georgia 30309

MEMO

TO:

FROM:

SUBJECT:

38 Peachtree Circle, N.E.
Atlanta, Georgia 30309

- for routing
- circulate
- answer
- return
- destroy
- to files

Attached hereto is a suggested draft utalizing all 3 of your suggestions; I hope I have not inadvertantly left out anything of anyones!

please telephone me 522-8764 after you have read it.

also enclosed herewith for ready reference is a copy of each suggestion I received

38 Peachtree Circle, N.E.
Atlanta, Georgia 30309

MEMO

TO: PAUL

FROM: M

SUBJECT:

	for routing
	circulate
	answer
	return
	destroy
	to files

A good meeting in Philadelphia

You would be interested in one facet "A Revolt within the Rebels" As you know Planners for Equal Opportunity has tried to be a conscience for the American Institute of Planners (see enclosure #1) which is the FIRST time PEO have gotten on the floor of A/P convention. — PEO program for Philadelphia Enclosure #2 - Now comes day Black Power Planners and blows hell out of PEO Enclosure #3

Mollard
Hope you've had a good meeting
Times Times --!

38 Peachtree Circle, N.E.
Atlanta, Georgia 30309

38 Peachtree Circle, N.E.
Atlanta, Georgia 30309

Dr. James Conyers
Mr. Otis L. Thorpe
Dr. James A. Jordan, Jr.
MGS

The CHURCH
The Role of
Landlord - Tenant Relationship
Zoning & Codes
A Better place to Live.
Real Community

PROPOSED TITLE: Atlanta Metropolitan Area Conference on Equal Opportunity in Housing

CO-SPONSORS: To be sponsored by a broadly based representation of educational, religious, labor, business, governmental, social service and human relations organizations in the Atlanta Metropolitan Community, a community composed of Clayton, Cobb, DeKalb, Fulton, and Gwinnett Counties.

PURPOSE: To bring together people of many backgrounds and interests in a democratic context in order to stimulate discussion of open housing in the Atlanta Metropolitan Community.

Discussion

To facilitate such discussion WE would expect to:

1. Analyze all available information concerning the problem of open housing in the Atlanta Metropolitan Community.

   equal opportunity in housing.
   Aspect of

   possibly leave out "the problem of" matter

2. Analyze the problem of property depreciation, deterioration resulting in blighted areas or the economic development of the Metropolitan Area.

   effect of blighted areas on the

   and

3. Assess the potential effect of equal opportunity in housing on the total community.

   Analyze the need for

4. Explore ways and means to inform the entire public concerning the problems and potential solutions available to the Atlanta Metropolitan Community.

5. Development a mechanism of implementation (Coleman - Thompson) for equal opportunity in housing -

~~Forward~~ ~~Atlanta~~

~~Income Mixing~~ Lower Income

~~Black Networking~~

~~Negro Quality~~ ~~(Mayor Allen @ SCLC)~~

~~Psychological Aspect of Open Occupancy~~

~~Municipal Leadership on Open Occup.~~

~~What are existing patterns~~

~~Robert Weaver~~

~~David Rockefeller~~

~~Arthur Hartman~~

~~AT Cox~~

~~John Wheeler~~

~~Senator Edw Brooke~~ ~~Westinghouse Corp.~~

~~Donald Brook Pres~~

~~Dr. Borders~~

~~Mr. Boultes~~

~~Experience in Integration~~

Background Research Position Papers

Miller Johnson, Jr. (2467 Scottridge Dr. N.W.) Community
Atlanta, Georgia 30318

Please Announce!

How Can We Have Better Schools in Atlanta?

A One-Day Workshop

Saturday March 8th 9 AM = 4 pm.

Unitarian Church 1911 Cliff Valley Way
Druid Hills Rd. exit = N.E. Expressway.

K. Z. Chavis = FORD FOUNDATION, teacher, consultant = Headstart, curriculum, minorities
BOYD McCANDLESS = EMORY UNIV., teacher, writer, specialist in early childhood education

What kind of society are we educating for?
Why are the public schools failing?
Will private schools save us?
Who should control the schools?
How does poor education for black children affect whites?

LIMITED ENROLLMENT: Register Now.

NAME ADDRESS: ZIP.

Fee enclosed: ..... $5 (includes lunch)
(STUDENTS & VISTAS $2.50)

MAIL TO: Adult Education, U-U. Church, 1911 Cliff Valley WAY NE

DR. GLOSTER, PANEL MEMBERS, DISCUSSANTS, GUESTS

EQUALITY OF OPPORTUNITY IN HOUSING IS A LARGE AND COMPLEX SUBJECT AND I HAVE BEEN ASKED TO DISCUSS THAT PART OF THE ECONOMIC FACET AS IT PERTAINS TO THE HOME OWNER, PURCHASER AND THE REALTOR.

FIRST I WOULD LIKE TO BE CLEAR ON ONE MATTER - THE WORD "REALTOR" IS A COINED TERM RESERVED FOR MEMBERS OF THE NATIONAL ASSOCIATION OF REAL ESTATE BOARDS - CALLED NAREB ONLY. A REALTOR IS A PROFESSIONAL WHO IS A MEMBER OF A LOCAL AND STATE BOARD AND OF NAREB WHO SUBSCRIBES TO A STRICK CODE OF ETHICS - SO I WILL USE THE TERM REAL ESTATE BROKER AND INCLUDE ALL LICENSED BROKERS AND SALESMEN OR AGENTS.

THE LEGAL ASPECTS OF TITLE VIII - THE FAIR HOUSING LAW - HAVE BEEN SETTLED, BUT ANY LAW OF THIS MAGNITUDE WITH ITS MANY RAMIFICATIONS WILL NOT BE IRONED OUT UNTIL THE FEDERAL AND STATE COURTS HAVE RESOLVED IT ON EACH POINT. LIKE ANY OTHER LAW, INCOME TAX FOR EXAMPLE, I AM SURE THE LAW WAS NOT PRIMARILY A LEGAL ONE, BUT SOCIAL AND ECONOMIC - AS WE HAVE HAD OPEN HOUSING FOR A LONG TIME IN SOME STATES AND CITIES, THE PASSING OF THIS LAW HAS NOT INCREASED THE EARNING POWER OF ANYONE - SO IT MUST BE FOR THE SOCIAL ASPECT. THIS LAW WILL NOT HELP THE POOR PEOPLE TO

SECURE BETTER HOUSING. WHAT WE NEED IS MORE AND BETTER HOUSING FOR THOSE WITH LOW INCOMES. SELLERS UNDER THE LAW WILL BE RELUCTANT TO LIST THEIR HOMES WITH BROKERS AND NO LAW IS GOING TO CHANGE THEYWAY THEY FEEL IN THEIR HEARTS.

THE HOME OWNER WISHING TO SELL BY 1969 CAN LIST WITH A BROKER, BUT CAN REFUSE ANY CONTRACT AS HE IS EXEMPT UNTIL 1970. AFTER THIS, IF HE LISTS THE HOUSE WITH A BROKER HE CANNOT DISCRIMINATE ON THE GROUNDS OF RACE, COLOR, RELIGION OR NATIONAL ORIGIN - FOR OTHER REASONS, YES - AND CAN, IF HE WISHES NOT TO BE DENIED THE FREEDOM OF CONTRACT, MAY SELL HIS HOME HIMSELF. TO DO SO HE WILL BE FORCED TO GIVE UP THE SERVICES OF A PROFESSIONAL - THE REAL ESTATE BROKER! IF HE DOES, HE WILL NOT HAVE THE VALUATION SERVICES, INFORMATION ON THE MONEY MARKET, THE KNOWLEDGE OF THE DRAWING OF A CONTRACT, THE SKILL IN SCREENING OF ELIGIBLE PROSPECTS, CALLS FOR APPOINTMENTS TO SHOW AND NOT WORRY ABOUT WHO YOU OPEN THE FRONT DOOR TO, THE ADVANTAGE OF PROSPECTS WHICH BROKERS HAVE FROM REFERRALS, ETC. BESIDE THE MANY WORRIES, THIS PROCEDURE COULD COST THE OWNER PLENTY IN TIME AND MONEY. ONE MORE FREEDOM DENIED!

NOW FOR THE PURCHASER - TIME BEING SHORT I WILL USE ONE EXAMPLE, A FAMILY MOVING FROM WEST COAST HAVE 3 DAYS TO FIND A HOME BEFORE FLYING BACK. HE ARRIVES AT THE AIR PORT, AND REALIZING THAT MOST OF THE USED HOMES FOR SALE WILL BE BY OWNER, GRABS A NEWSPAPER FOR ITS WANT-AD SECTION, GETS SETTLED IN A MOTEL, RENTS A U-DRIVE IT, BUYS A MAP OF THE CITY THAT TAKES 20-20 VISION TO READ AND STARTS OUT. HE HAS NO KNOWLEDGE OF OUR BEAUTIFUL CITY, NO KNOWLEDGE NORTH OR SOUTH QUADRANTS. THE TIME LOST WILL BE TERRIFIC. HE WILL WANT TO KNOW A GOOD SCHOOL DISTRICT, DRIVING TIME TO HIS OFFICE, THE BEST ROUTES, IF IN CITY OR OUT, WHERE DO THE LINES FOR CITY, COUNTY, ETC. END. THE LOCATIONS OF SHOPPING CENTERS, CHURCHES, THE TAX RATE AND DOZENS OF OTHER QUESTIONS THAT ONLY A REAL ESTATE BROKER KNOWS, THE VALUES OF OTHER HOMES IN SPECIFIC AREAS IN ORDER TO MAKE COMPARABLES TO HELP DECIDE ON HIS OFFER, ETC. HE HAS A TOUGH JOB. IF HE GOES OUT WITH A REAL ESTATE BROKER AND SEES A "FOR SALE" SIGN BY OWNER AND THE BROKER GOES IN, THE OWNER CANNOT GIVE A LISTING TO THE BROKER AND THEN LATER BACK OUT, OR REFUSE AN OFFER FROM SOMEONE ELSE. THIS IS JUST ONE EXAMPLE. THE HOME SELLER AND BUYER WILL HAVE TO BE EXPERTS ON CONTRACTS, FINANCING AND ALL THE OTHER REQUIREMENTS OF CLOSING A SALE.

IF I WANT TO BUILD A HOME I MIGHT BE ABLE TO DRAW MY PLANS BUT IN ORDER TO SAVE MONEY AND GET A GOOD HOME I NEED AN ARCHITECT. IF I AM BEING SUED IN COURT OR BRING A SUIT, I COULD TAKE A LOT OF TIME AND MAYBE MAKE A MESS OF REPRESENTING MYSELF. THE TRUTH OF THE MATTER IS I NEED A GOOD ATTORNEY, SO YOU NEED A GOOD REAL ESTATE BROKER TO HELP YOU BUY OR SELL, AND UNDER THE NEW LAW AFTER JANUARY 1, 1970 I WOULD ADVISE THE HOME OWNER OR BUYER THAT DEALS WITHOUT A REAL ESTATE BROKER TO GET A GOOD REAL ESTATE ATTORNEY, IF HE CAN FIND ONE THAT ISN'T TOO BUSY. THEY ARE LIKE DOCTORS TODAY, HARD TO GET TO YOUR HOME FOR THEY TOO ARE WORKED TO DEATH.

AS FOR REAL ESTATE BROKERS, WE ARE UNHAPPY ABOUT THIS LAW. WE FEEL IT IS UNFAIR, DISCRIMINATORY AND UNCONSTITUTIONAL. BUT WE ARE PROUD OF OUR PROFESSION, WE ARE PROFESSIONALS AND WE INTEND TO BE GOOD AMERICANS AND OBEY THE LAW. BUT NO LAW, NO GOVERNMENTAL REGULATIONS, NO EDICT WILL CHANGE A PERSON'S HEART.

ATLANTA METROPOLITAN COMMITTEE ON EQUAL OPPORTUNITY IN HOUSING

50 SEVENTH STREET, N.E., ROOM 248 • ATLANTA, GEORGIA 30323

875-3024

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SOUTHWEST ATLANTANS FOR PROGRESS
SPELMAN COLLEGE
UNITARIAN-UNIVERSALIST CONGREGATION OF ATLANTA
[illegible]AN TRAINING ORGANIZATION OF ATLANTA
[illegible]EAT STREET BAPTIST CHURCH
YOUNG WOMEN'S CHRISTIAN ASSOCIATION

AN INVITATION TO YOU

"The new Fair Housing Law and what it means to Atlanta citizens" . . . this will be the theme of an all day conference on May 29 at the Dinkler Plaza Hotel. The meeting is being sponsored by the Atlanta Metropolitan Committee on Equal Opportunity in Housing comprised of the fifty-six organizations and individuals on this letterhead.

Secretary Robert Weaver will give the banquet address and Chief Herbert Jenkins will be the luncheon speaker. A copy of the program is enclosed. Twelve workshops in the afternoon will give each person a full opportunity to participate. The opening session begins at 9:00 A.M.

You have been selected as a community leader to receive this invitation. Several hundred Atlanta area leaders from business, religious, labor, educational and human relations organizations will also be in attendance. If you cannot attend, feel free to pass on your invitation to a friend.

Registration for the whole program is $8.00. Please indicate your acceptance on the attached card and mail your check in the self-addressed envelope.

We hope you can be with us on May 29 at the Dinkler Plaza to discuss a timely and pertinent issue facing our great metropolitan area.

Cecil A. Alexander
Co-Chairman

Benjamin E. Mays
Co-Chairman

COOK ÷

EPLAN

Deffacisted Dr King
Archbishop Thomas

Center Housing: Production & Management

Fair Housing Legislation 12th
1865-75 13th Slavery
1866 - 14th Restrictions States
Due Process
1883 -- Supreme Court.

It is the policy of US to provide

Congressional Record April 18, 1968

Section 804

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Shopping Centers
~~Shopping~~ Churches
Recreation
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Employment - Key -

TRANSPORTATION

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DOWNS

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Represent Seller.

Integrety of Nation

How

STEWART By Product - cannot screen

as you use to. (White or Black)

Social, Criminal Record,

Countdown for Open Housing

ATL Con MAR. 18

The civil rights bill with its open housing provision appears headed for a showdown vote in the House within two weeks, and even Southern dichards are predicting that it will pass.

The key, of course, is how many Republican votes can be mustered to overcome the opposition of Southern congressmen.

Discrimination in housing is one of the major roadblocks to racial harmony in this country and elimination of it was high on the list of recommendations of the President's commission on civil disorders. The commission recommended "a comprehensive and enforceable federal open housing law to cover the sale or rental of all housing, including single family homes."

A motion in the House this week for unanimous consent to the Senate bill was expected to fail, meaning it would go to the House Rules Committee. Democratic leaders believe they can get it out of committee and onto the House floor unscathed for a vote next week, possibly on Wednesday.

House Speaker John W. McCormack reportedly has at least 150 pledges of support from his own party. It would take 217 votes to approve the bill if all 433 members were present and voting, so Mr. McCormack is looking for some Republican votes. He's optimistic, predicting he'll find at least 75.

House Republican Leader Gerald Ford is digging in his heels, asking his colleagues to send the bill to a conference committee and try to weaken the open housing provision. He wants at least to make the bill applicable to only 40 per cent of the nation's housing units. It is estimated that the Senate-passed bill would cover 80 per cent. Rep. Ford or someone apparently has done a good selling job on Atlanta's Rep. Fletcher Thompson who says he opposes open housing in any form. This represents a change for Mr. Thompson who supported open housing with the 40 per cent limitation last year.

Reps. Ford, Thompson and others apparently still believe repression rather than redress is the best solution to racial unrest and civil disorder. So the lines are drawn and a real donnybrook appears in store when the bill comes to a vote.

We hope Speaker McCormack's optimistic forecast is right. While the bill's open housing provision is not as sweeping as the commission recommended, it would be a major step toward eliminating one of the crucial obstacles to domestic peace and racial justice.

MIDDLE GEORGIA AREA PLANNING COMMISSION ■ 711 GRAND BUILDING ■ MACON, GEORGIA 31201 ■ 912/743-5862

SHERRILL STAFFORD
Chairman
CHARLES H. HOWELL
Executive Director
JAMES C. TONN
Planning Director

September 7, 1971

Mr. Art Campbell
Southern Regional Council
5 Forsyth Street
Atlanta, Georgia 30303

Dear Mr. Campbell:

Enclosed please find a copy of INITIAL REGIONAL HOUSING ELEMENT STUDY per your request.

If we can be of further assistance, please feel free to call upon us.

Sincerely,

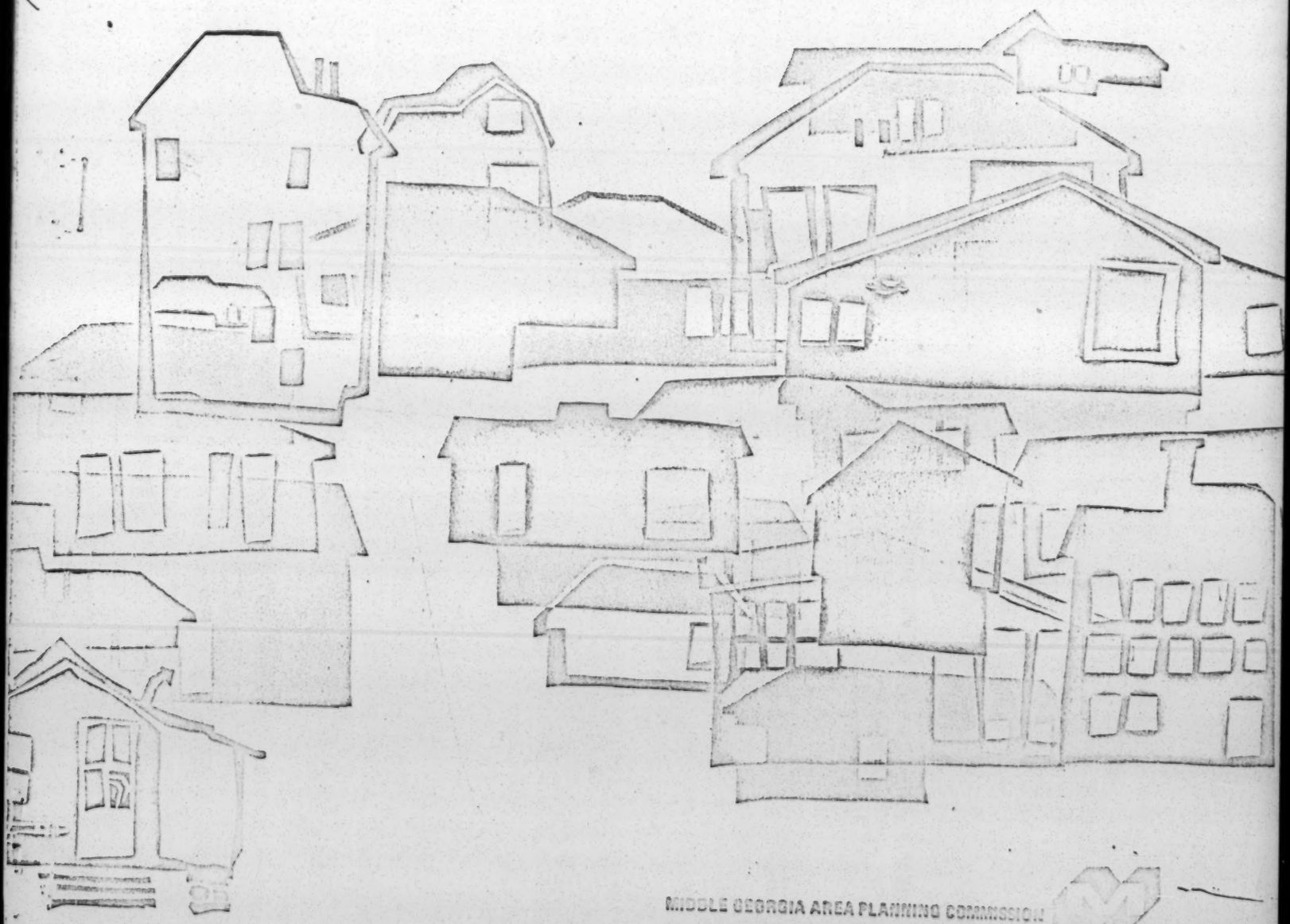
Vernon B. Ryle, III
Associate Planner

VBR/td

Enclosure

INITIAL REGIONAL HOUSING ELEMENT STUDY

Phase I (Bibb, Jones, and Houston Counties)



MIDDLE GEORGIA AREA PLANNING COMMISSION

MIDDLE GEORGIA PLANNING COMMISSION

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Dan D. Dunwody, Jr.
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Hugh P. Harper
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George W. Peake, Jr.
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W. P. Thompson, Jr.

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Mrs. H. H. Wimberly
William C. Davis

INITIAL REGIONAL HOUSING ELEMENT STUDY

Phase I

(Bibb, Houston and Jones Counties)

Prepared by Mel Conner & Associates, Inc., under contract with the Middle Georgia Area Planning Commission of Macon, Georgia. The preparation of this report was financed in part through an Urban Planning Grant from the Department of Housing and Urban Development, under the provision of Section 701 of the Housing Act of 1954, as amended.

July 1969

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INTRODUCTION

Purpose and Scope of the Study

As an integral part of their continuing, comprehensive planning process, all agencies utilizing Comprehensive Planning Assistance through the U.S. Department of Housing and Urban Development are now required to prepare for their planning areas an Initial Housing Element. Basically, this study consists of an enlightened appraisal of current problems associated with housing in the agency's planning area, as related to the nation's overall goal of providing "a decent home and suitable living environment for every American family".

Other comprehensive planning elements deal indirectly and in various ways with the same questions, but the Housing Element differs from the other elements insofar as it addresses itself directly to housing problems, obstacles to the solution of these problems, and the development of a planning work program designed specifically to cope with them. The Housing Element Study consists of five (5) basic components. These include:

(1) identification and ranking of those planning area problems which are associated with housing;

(2) determining the local obstacles or obstructions to solving these problems, both planning obstacles and implementation obstacles;

(3) investigating major actions, of both a planning and implementation nature, aimed at solution of local housing problems and which have taken place in the past year or several years, currently underway, or planned for the immediate future;

(4) devising a preliminary statement of annual regional objectives for the coming three to five years, and constituting a meaningful cognizance of the identified problems; and,

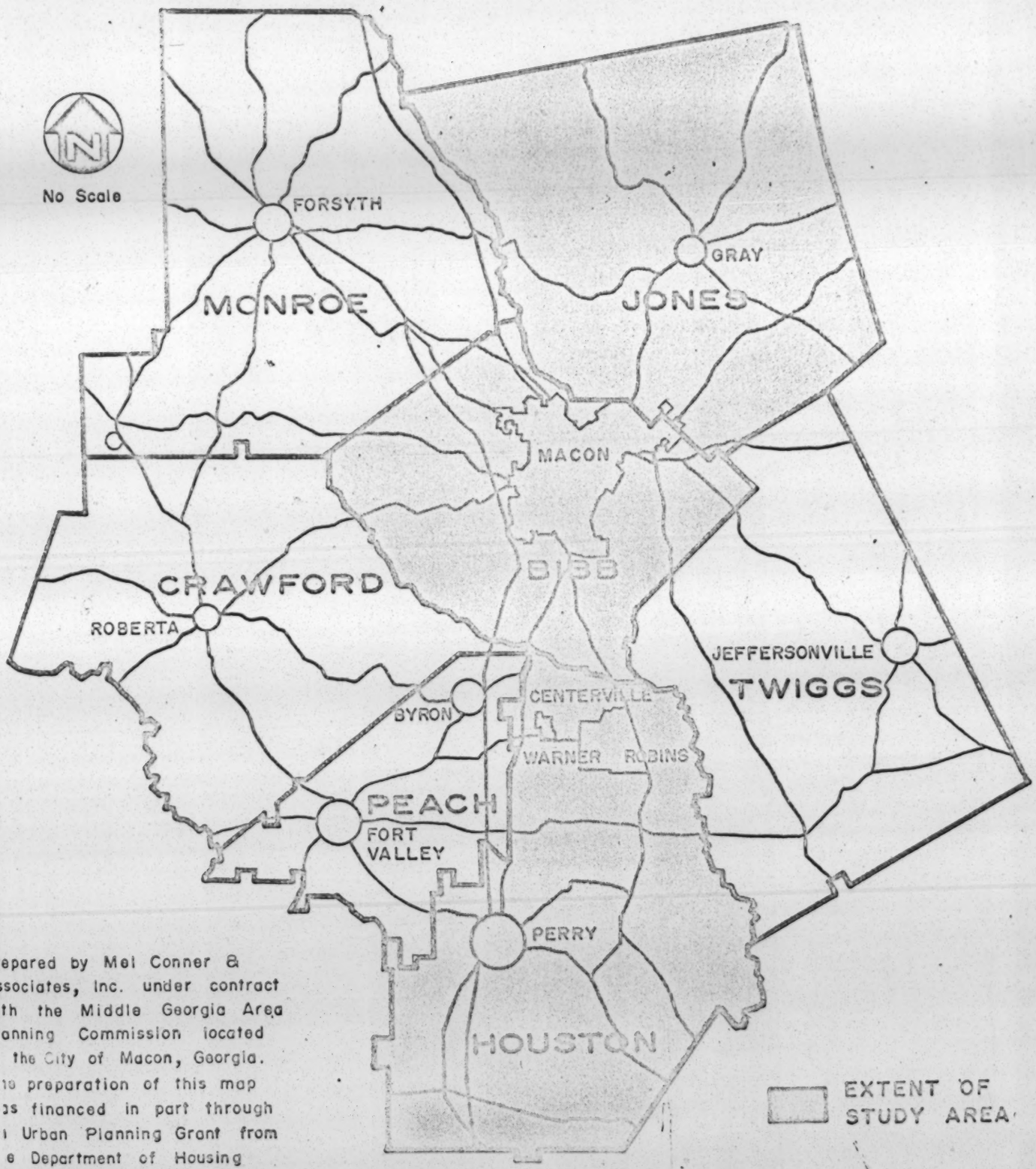
(5) developing a work program for the Middle Georgia Area Planning Commission which deals with housing problems and covers the next three to five years.

The Study Area

The Middle Georgia Area Planning Commission, under the direction of the Planning Bureau of the State of Georgia, encompasses the seven Middle Georgia Counties of Bibb, Houston, Jones, Crawford, Monroe, Twiggs and Peach in its jurisdiction. The study area for this project, however, includes only Bibb, Houston and Jones Counties; the relationship of these counties to the overall Middle Georgia Area is graphically illustrated on the following map.

Included within the study area are the municipalities of Macon, Warner Robins, Perry and several smaller communities, as well as 1,032 square miles of urban and rural land. In 1960 the study area population was 188,871 persons; by 1968 this figure had increased to approximately 237,277 persons. The vast majority of this population resides within the urbanized area of the City of Macon, with the next most populated communities being Warner Robins and Perry. The following table illustrates projected population totals for the five (5) most populous municipalities within the study area, as well as for the counties in which they are located.

INITIAL HOUSING ELEMENT STUDY AREA



'epared by Mel Conner & ssociates, Inc. under contract th the Middle Georgia Area anning Commission located the City of Macon, Georgia. ie preparation of this map as financed in part through Urban Planning Grant from e Department of Housing id Urban Development, under ie provisions of Section 701 the Housing Act of 1954 amended.

TABLE 1A

Projected Populations of Counties
and Municipalities Within the Study Area

Counties and Municipalities	1960	1968	1970	1975	1980
Bibb County	141,249	165,209	167,401	183,000	199,900
Macon	69,764	136,127	139,438	144,993	151,133
Jones County	8,468	10,567	11,091	11,843	12,675
Gray	1,320	1,875	2,012	2,456	3,067
Houston County	39,154	61,501	67,088	79,118	93,151
Warner Robins	18,633	32,028	35,378	42,493	50,790
Perry	6,032	9,462	10,322	12,150	14,284
Centervilie	290	1,782	2,154	2,588	3,107

Source: Middle Georgia Area Planning Commission, Regional Economic and Population Study. Prepared by the Bureau of Business Research, Georgia State College, Atlanta, Georgia. 1969.

TABLE 1B

Population, Urban and Rural for the Study Area and Counties,
1950, 1960 and 1968 (est.), and Population Increase with Percent
of Total Increase Accounted for by Urban and Rural Areas,
1950 to 1960 and 1960 to 1968

	1950 Population	1960 Population	Total Increase	Percent of Total Increase	1968 Population (est.)	Total Increase	Percent of Total Increase
Study Area	142,581	188,871	46,290	100.0	237,277	48,406	100.0
Urban	105,334	143,207	37,893	81.8	182,490	39,283	81.2
Rural	37,247	45,664	8,417	18.2	54,787	9,123	18.8
Bibb	114,079	141,249	27,170	100.0	165,209	23,960	100.0
Urban	93,499	118,542	25,043	92.2	141,000*	22,458	93.7
Rural	20,580	22,707	2,127	7.8	24,209	1,502	6.3
Houston	20,964	39,154	18,190	100.0	61,501	22,347	100.0
Urban	11,835	24,665	12,830	70.5	41,490	16,825	75.3
Rural	9,129	14,489	5,360	29.5	20,011	5,522	24.7
Jones	7,538	8,468	930	100.0	10,567	2,099	100.0
Urban	0	0	0	0.0	0	0	0.0
Rural	7,538	8,468	930	100.0	10,567	2,099	100.0

Source: Data for 1950 and 1960 are from: U. S. Bureau of the Census, U. S. Census of Population: 1960. Vol. 1 Characteristics of the Population. Part 12, Georgia. U. S. Government Printing Office: Washington, D. C. 1963. 1(A) Number of Inhabitants. Table 6. "Area and Population of Counties, Urban and Rural, 1960 and 1950."

* This figure includes the 1968 estimate for Macon City plus approximately 4800 in non-contiguous urban area(s) reported in the 1960 Census, cited above.

This study is a regional one, but clearly the problems are not distributed evenly throughout the area. Bibb County is by far the largest county in terms of population, comprising 70% of the total study area population in 1968. Houston County constitutes 26% of the total population and Jones County contains 4%. The City of Macon is the dominant city in Bibb County and in the study area. The City of Macon contained 47% of the total population in 1968, and 82% of the population of Bibb County. The City of Macon also exhibited the most intensive housing problem in the 1960 census. It is felt, therefore, that Macon constitutes the major area of housing problems in the study area.

Of second importance is the City of Warner Robins, which comprised approximately 14% of the area population in 1968 and 52% of the population of Houston County. The City of Perry, the third urban place, also in Houston County, comprised 4% of the area population and 15% of the County population.

Jones County is predominantly rural, with only one town of any size. Gray was estimated to have a population of 1,875 in 1968, and would be classified more as a rural non-farm area than urban.

Table I-A presents 1960 population and population projections to 1980 for the counties, cities, and towns in the region. One of the more evident findings based on the 1968 estimate is the relative and absolute increase in the population living in towns and cities, and the relative and absolute decrease in the population living outside the political jurisdiction of towns and cities. From 1960 to 1968, the percent of area population

living in cities and towns has shifted from approximately 50% to approximately 75%. During this period, there has been an absolute decrease of the population living outside towns and cities of some 37,000 persons. In 1960, there were 96,039 persons in the cities and towns listed in Table I-A with the balance of 92,832 persons living outside towns and cities. Based on the 1968 population estimate, the population living within city and town limits had increased to 181,274 while the population outside city and town limits had actually decreased to 56,003. This dramatic shift is largely the result of the annexation of a portion of Bibb County by the City of Macon.

Even so, population increase from 1950 to 1968 has been much greater in the urban portion of the study area. Table I-B indicates that urban areas accounted for 81.8% of the total area population increase from 1950 to 1960 and for 81.2% of total increase from 1960 to 1968. This experience is consonant with the general trend in the United States of greater growth in urban areas over rural ones. A concomitant trend is one of greatest urban growth in the newer suburbs and static or declining numbers in central cities. Such decentralization appears to be true, especially in the Macon urban area. The picture is one of a declining population increase in rural and central city areas, with greatest growth occurring in urban areas outside the central city. Housing problems in the study area are increasingly becoming urban ones in terms of numbers of persons affected. However, the intensity of the housing problems in the rural and central city portions of the study area is not relieved because of the characteristics of the persons left behind in the movements from rural to urban areas and from

the central city to the suburban areas.

The result of the population settlement shift is that, for rural areas, many of those who are left are the old and least well-trained for employment. The younger and more able move to the cities. Also, the center city becomes an area of run-down homes housing persons in the lower socio-economic group.

Planning agencies and local governments should be acutely aware of the intensity of housing problems in the areas of least population in addition to the problems exhibited in urban areas that affect more people.

ANALYSIS OF AVAILABLE HOUSING DATA

Problems Associated With Housing

One of the most important aspects of the Minimum Housing Element Study is the appraisal of current housing problems existant within the study area. In an endeavor to ascertain those problems peculiar to this area, several approaches have been utilized as a part of this study phase. These include:

(1) Analysis of existing and available data which reveal area housing problems or furnish clues related to causation or difficulties involved in amelioration of these problems.

(2) Personal field investigations, especially in those areas exhibiting concentrations of deteriorating or dilapidated housing. These field investigations included actually visiting some of the housing units in extremely poor condition and talking with the occupants about their individual problems related to obtaining decent housing.

(3) Personal interviews with both government agency staff members and knowledgeable private citizens who deal directly with the area's physical housing problems on a day-to-day basis, with the emphasis on gaining the benefit of their additional insight and knowledge of local conditions.

As a result of these analyses and investigations, the study area's housing problems were determined as generally falling into the following broad categories: those associated with income levels within

the study area, particularly among minority groups; those related to availability of new, low-cost housing units; those related to availability of adequate low-rent public housing; those associated with the already existing numbers of substandard dwellings in the area; those associated with levels of educational attainment and resulting employment opportunities, particularly among minority groups; those associated with the more indirect influences such as street conditions and the inadequate provision of various services and community facilities by local government bodies; and those related to inadequate enforcement of local codes and ordinances.

Ranking of Specific Problems by Importance

Once the general categories of problems associated with housing in the study area were determined, it was necessary to compile a listing of the specific problems in more quantified terms. Further, the desirability of ranking the specific problems in the order of their importance, as related to their relative size and probable difficulty of eventual solution, became obvious. Only by achieving such a ranking could there ever be devised any effective program of priorities for dealing with the identified problems.

The rationale used in ranking the housing problems of the study area included consideration of the following items: their relative size and overall dispersion; their relative frequency of appearance in the study area; the overall numbers of people affected by the different individual problems; and, based on the above items and other necessary

considerations such as financial resources and local legal means, the probable difficulty which will be involved in the eventual solution of the individual problems, each being considered separately.

The following statement, therefore, consists of a preliminary listing of the housing and housing-related problems, in the order of their importance, which have been identified as existing in Bibb, Houston and Jones Counties:

A. In 1960, the latest date for which accurate figures are available, there were approximately 17,367 substandard dwelling units in the study area. This figure comprised 30.9% of the total number of dwelling units in the area.

Table II presents selected housing characteristics for the counties and cities and towns in the study area. In the text of this report, <u>substandard housing</u> shall refer to housing units falling into the two U.S. Census categories, <u>deteriorating</u> and <u>dilapidated.</u> Dilapidated housing is clearly unfit for human habitation. Deteriorating housing refers to units with one or more structural defects, constituting a deleterious habitat, but which could be corrected and rendered standard. For purposes of determining the relative number of housing units with specific shortcomings, the table presents numbers and percentages in various categories for 1960. Even though the absolute numbers have conceivably changed in the interim since the 1960 census, extensive field investigation renders the impression that the percentages still reflect the present situation with but slight variation. Estimates of

TABLE II

Selected Housing Characteristics for Study Area, by Counties, Cities and Towns, and for Total Urban and Total Rural, 1960 (U.S. Census)

	Study Area		Bibb Co.		Houston Co.		Jones Co.		Macon		Macon Urbanized Area[1]		Warner Robins		Perry		Gray		Total Rural		Total Urban	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Units[4]	56,095		42,638		11,175		2,282		22,550		35,283		5,800		1,674		367		13,338		42,757	
Deteriorating Housing Units	11,130	19.8	9,172	21.5	1,426	12.8	532	23.3	5,939	26.3	7,885	22.3	351	6.0	328	19.6	81	22.1	2,566	19.2	8,564	20.0
Dilapidated Housing Units	6,237	11.1	4,612	10.8	1,045	9.4	580	25.4	2,735	12.1	3,969	11.2	309	5.3	196	11.7	38	10.4	1,763	13.2	4,474	10.5
Total Substandard	17,367	30.9	13,784	32.3	2,471	22.1	1,112	48.7	8,674	38.5	11,854	33.6	660	11.3	524	31.3	119	32.4	4,329	32.4	13,038	30.5
No Bathroom or Shared	14,158	25.2	10,674	25.0	2,308	20.6	1,174[2]	51.4	6,802	30.2	8,996	25.5	513	8.8	488	29.2	NA[3]	NA[3]	4,159	32.1	9,997	23.2
Number Built Prior to 1940	24,604	43.9	21,531	50.5	1,784	16.0	1,289	56.5	16,632	73.8	19,632	55.6	55	0.9	550	32.8	NA[3]	NA[3]	4,367	33.7	20,237	46.9
Lacking Hot Water and Other Plumbing Facilities	9,086	16.2	6,872	15.9	1,493	13.4	721	31.6	4,467	19.8	2,846	8.1	353	6.1	330	19.7	113	30.8	5,444	42.0	3,642	8.4

(1) Macon Urbanized Area includes corporate city limits of Macon in 1960 plus the urbanized area in the county but not in the corporate limits. The Macon Urbanized Area of 1960 would more closely approximate the Macon corporate area after annexation.

(2) Figure for Jones County is for housing units with no flush toilet.

(3) Figure not available.

(4) Figures in columns do not add up to total housing units. All percent figures, however, are based on the total.

Source: U.S. Bureau of the Census. Census of Housing, 1960. Washington, D.C. United States Government Printing Office.

1674
11,105
3853
16,632

current substandard housing units relative to total units for Bibb County, derived by the Bibb County Department of Public Health for their fiscal year 70 program, reinforce this conclusion. In an unpublished report, prepared in 1969, the Department estimated that 32% of total housing units are substandard, and that 31% of the Bibb County population is housed in substandard quarters.

It is estimated that, from 1960 to 1966, 750 housing units were demolished in Bibb and Houston Counties, with almost 700 of these demolitions occurring in Bibb County. Highway rights-of-way and urban renewal clearance accounted for two-thirds of these. An estimated additional 1,400 units were to be removed from 1966 to 1968 for additional rights-of-way and urban renewal clearance. 1/ Many of those families removed were in the low income group. New public housing has not kept pace with the removal of families in the clearance program. The 1966 Macon Housing Market Analysis indicates that from 1966 to 1968, there was planned an addition of only 74 public housing units in Macon, the area of 90% or more of the demolitions.

B. There is an inadequate number of low-rent public housing units available to those families needing and desiring such accomodation throughout the study area. There is a waiting list of from 300 to 350 families desiring public housing presently registered with the Macon Housing Authority alone.

1/ Federal Housing Administration, Analysis of the Macon, Georgia Housing Market as of April 1, 1966. (Hereafter cited as FHA Macon Housing Market Analysis, 1966.) The study area (Macon HMA) included Bibb and Houston Counties.

As of December 31, 1968, the Macon Housing Authority maintained 1,796 apartments in eight Public Housing Authority-aided projects and one City-owned project. 2/

The waiting list does not truly reflect the number of families who need or desire public housing. Personnel of the Neighborhood Service Centers of Macon, (an Office of Economic Opportunity sponsored activity) and of the NAACP Housing Committee report that many persons who might qualify for public housing are not aware of public housing or are discouraged from applying because of the long waiting list. In addition to the problem of inadequate numbers of units and lack of awareness, the Macon Housing Authority entertains a policy which precludes residence by unwed mothers, thereby excluding a class of persons who stand in need of some publicly assisted housing.

One indicator of demand for public housing would be the number of families who receive aid from the Department of Family and Children Services. The various categories of aid represent persons who depend on public assistance for a livelihood and are unable to earn incomes for subsistence. Persons who receive Old Age Assistance, Aid to Disabled, and General Assistance would clearly fall into this category. The number of families who receive Aid to Families With Dependent Children roughly represents families with female heads of households who are unable to work because of the presence of dependent children or are able to earn only minimal incomes. While the Department does not maintain statistics

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2/ The Housing Authority of the City of Macon Thirteenth Annual Report, (Feb. 20, 1969).

on housing conditions or recipients, social service workers take note of housing conditions for case records. The Bibb County Family and Children Services Director and Unit Supervisors were able to make experience-based, conservative estimates of the proportion of aid recipients who live in substandard housing.

Table III gives the number of recipients in the various aid categories and the estimated number of families in substandard housing for each category. Data for Bibb County are from the May, 1969 report of the Bibb County Department of Family and Children Services. Data for Jones and Houston Counties are from State of Georgia Public Welfare Statistics for the month of September, 1968.

The Bibb County Department of Family and Children Services reports that as of May, 1969, 407 of its recipients lived in public housing. With an estimate of 3,591 families receiving public assistance and living in substandard housing, there is a balance of at least 3,000 families with unemployable heads of households who require publicly assisted housing in Bibb County.

The total number of families in the study area with unemployable heads of households who need publicly assisted housing facilities, based on this estimating procedure, is 4,465.

It is safe to assume that some unknown number of families exist who meet the criteria established for public housing need but do not receive public assistance. Therefore, the figure above is a conservative estimate.

In addition to the estimated number of families with unemployable heads of households, there exists an additional class of persons in the

TABLE III

Public Welfare Statistics, by Category and County, and
Derived Estimated Number of Families in Substandard Housing

	Bibb County		Houston County		Jones County	
	No. of Recipients	Est. No. of Families in Substandard Housing	No. of Recipients	Est. No. of Families in Substandard Housing	No. of Recipients	Est. No. of Families in Substandard Housing
Old Age Assistance [1]	2,500	1,406	503	283	286	160
Aid to Disabled [2]	1,056	792	207	118	118	88
Aid to Families with Dependent Children (Families) [3]	1,624	1,088	171	114	124	83
General Assistance [4]	305	305	28	28	0	0
Total	5,485	3,591	909	543	528	331

(1) Estimate: 75% of total represents families, and 75% of that number are in substandard housing.

(2) Estimate: 75% of recipients represents number of families in substandard housing.

(3) Estimate: At least 2/3 of families are in substandard housing.

(4) Estimate: 100% of families are in substandard housing.

Source: See text above.

area who are employable but who are either unemployed or underutilized and disadvantaged. This class of persons, by virtue of the defining limits of the class, would not be able to compete in an open market for housing because of low income level. A great proportion of these individuals would not qualify for welfare consideration either, because they are presently employed.

The underutilized and disadvantaged are defined as those (1) employed part-time for economic reasons, or (2) employed full-time but with family income at or below poverty level, or (3) not in the labor force but who should be.

From a study prepared by the Georgia State Employment Service, 3/ it is estimated that the current number of unemployed and underutilized disadvantaged in the three-county study area is some 10,640 persons. The Macon Standard Metropolitan Statistical Area (Bibb and Houston Counties) accounts for 10,100 of these, and Jones County is estimated to account for approximately 540.

In the absence of current statistics on housing needs in the study area, the foregoing figures for unemployable, unemployed, and underemployed disadvantaged represent a good, albeit conservative, estimate of the number of families in the study area who need aid in securing standard housing. It should be borne in mind that these estimates are minimum ones; there is some unknown number of families and persons who are in need of housing assistance but who do not appear in any of the estimates of this report. The total of unemployable, unemployed, and underutilized

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3/ Cooperative Area Manpower Planning Systems (CAMPS)
The Middle Georgia Comprehensive Manpower Plan for Fiscal Year 1970.

disadvantaged, representing approximately 15,000 families in the study area, is an indicator of the magnitude of the existing housing problem. Until detailed, current data are available, the figures presented herein provide the Planning Commission and public officials in the study area with a target population toward which housing programs can be aimed.

C. There is an inadequate number of low to moderately-priced homes available to minority groups and low income groups.

The FHA Housing Market Analysis (1966) presents an estimate of housing demand to 1968. Tables IV-A and IV-B are derived from that analysis. Table V, also from the housing market analysis, indicates the distribution of families in various income groups. It is estimated that there is an increase of 1,500 families per year in the Macon SMSA (Bibb and Houston Counties). As indicated in Table V, an estimated 255 of these families are in the under $3,000 annual income bracket. With a gross rent at 25% of income, the maximum monthly rent for this group would be $65 per month. However, the housing market analysis indicates a demand of only 5 new rental units per year at this rent. An additional 17%, or 255 families, would be in the $3,000 - $4,999 income bracket with a maximum rent of $105 per month. The market analysis predicts a demand for 245 new units annually with this rent ceiling.

From the foregoing analysis, it appears that there is considered no demand for new rental units for families in the low income group, although this group is a large one in the study area, comprising some 10,700 households in 1968. As a result, little or no new housing is

TABLE IV-A

Estimated Annual Demand for New Rental Housing,
Macon, Georgia Housing Market Area (Bibb and Houston Counties), 1968

Monthly* Gross Rent	Size of Unit: Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Total
$ 55-59					
60-69	5				5
70-79		25			25
80-89	5	30	40		75
90-99	5	25	40	15	85
100-104		10	10	10	30
105-109		15	10	5	30
110-119		15	15	15	45
120-129		20	20	10	50
130-139		15	20	10	45
140-149		10	25	10	45
150 +			10	5	15
Total	15	165	190	80	450

*Gross rent = net rent plus utilities.

TABLE IV-B

Estimated Annual Demand for New Sales Housing,
Macon, Georgia Housing Market Area, 1968

Sales Price	Number of Units
Under 12,500	210
12,500-14,999	260
15,000-17,499	240
17,500-19,999	180
20,000-24,999	200
25,000-29,999	100
30,000 and over	110
Total	1,300

Source: FHA, Macon Housing Market Analysis, (1966).

TABLE V

Estimated Percentage Distribution of All Family and Renter Household Income
After the Deduction of Federal Income Tax, Macon Georgia Housing Market Area, 1968

Annual Income	All Families	Renter Households
Under 2,000	9	16
2,000-2,999	8	11
3,000-3,999	8	13
4,000-4,999	9	10
5,000-5,999	9	10
6,000-6,999	9	10
7,000-7,999	9	10
8,000-9,999	14	12
10,000-11,999	11	3
12,000 and over	14	5
	100	100

Source: FHA, Macon Housing Market Analysis, (1966).

provided them, largely because demand is not a function of need alone, but of ability to pay. The low income families, therefore, constitute a demand for housing with little or no investment; i.e., old, substandard units that can rent for less, profitably. With inadequate public housing and negligible activity in rent supplement programs, the demand for slum housing holds constant and even increases. With the recent congressional cut in appropriations for federal programs for housing aid to low income families, amelioration of this problem will be difficult, at best, and the problem demands immediate local attention.

D. A pronounced lack of paved streets and lack of street maintenance exists in minority group neighborhoods and communities throughout the study area.

Of approximately 410 miles of streets in the City of Macon, 140 miles, or 34%, are unpaved. Field surveys of the City reveal that unpaved streets are extensive in non-white residential areas. Not only does this condition affect accessibility, it has a marked effect on living conditions. In dry weather dust blows into the houses, rendering it impossible or nearly so to keep them clean; in wet weather, mud abounds. The constant condition of dirt or mud leads to a sense of futility in the attempt to maintain a clean home. This problem is most pronounced and most extensive in the City of Macon.

E. The level of educational attainment, and the corresponding inability to obtain higher paying jobs, is especially low among the area's minority groups.

In the open market, the ability to obtain standard housing is a direct function of one's ability to pay for it. A decent income is especially critical for home ownership because of down payment requirements and mortgage obligations. Table VI reveals the relationships that exist between employment, income, education, and racial characteristics and the percent of housing units occupied by owners and the percent of substandard housing units. In Macon, Census Tracts 1, 5, 12, 13, 14, and 16 all exhibit median family incomes less than $3,000 per year. Of these, tracts 1, 13, 14, and 16 all contain 50% or more substandard housing units. The complexion of tract 13 has changed due to the urban renewal program and the building of the Coliseum. Tract B-7, formerly in the County, also exhibits a high substandard rate with family income just over $3,000 per year.

In addition to indicating relationships between social, economic, and housing characteristics, Table VI, with the accompanying maps and map insets, isolates some of the problem areas of the City of Macon and Bibb County. Only Bibb County was tracted in 1960.

That housing conditions and related social and economic characteristics are directly related to race is revealed in Table VII. All counties in the study area exhibit poorest housing conditions and lowest income and educational levels for the non-white portion of the population.

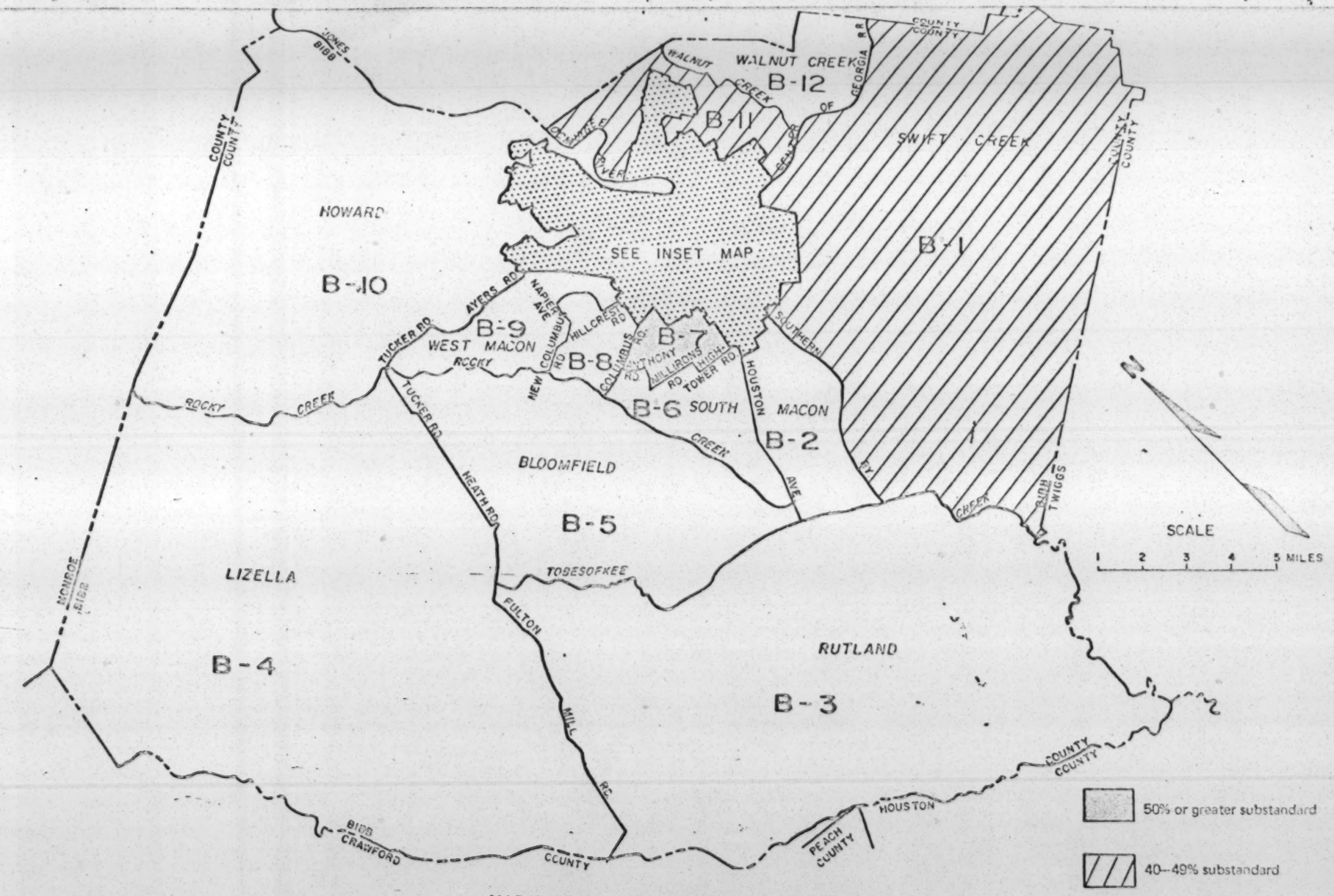
F. There is an obvious lack of housing code enforcement in those municipalities where such codes presently exist.

TABLE VI

Housing, Social And Economic Characteristics,
For Counties And For Census Tracts In Macon, 1960

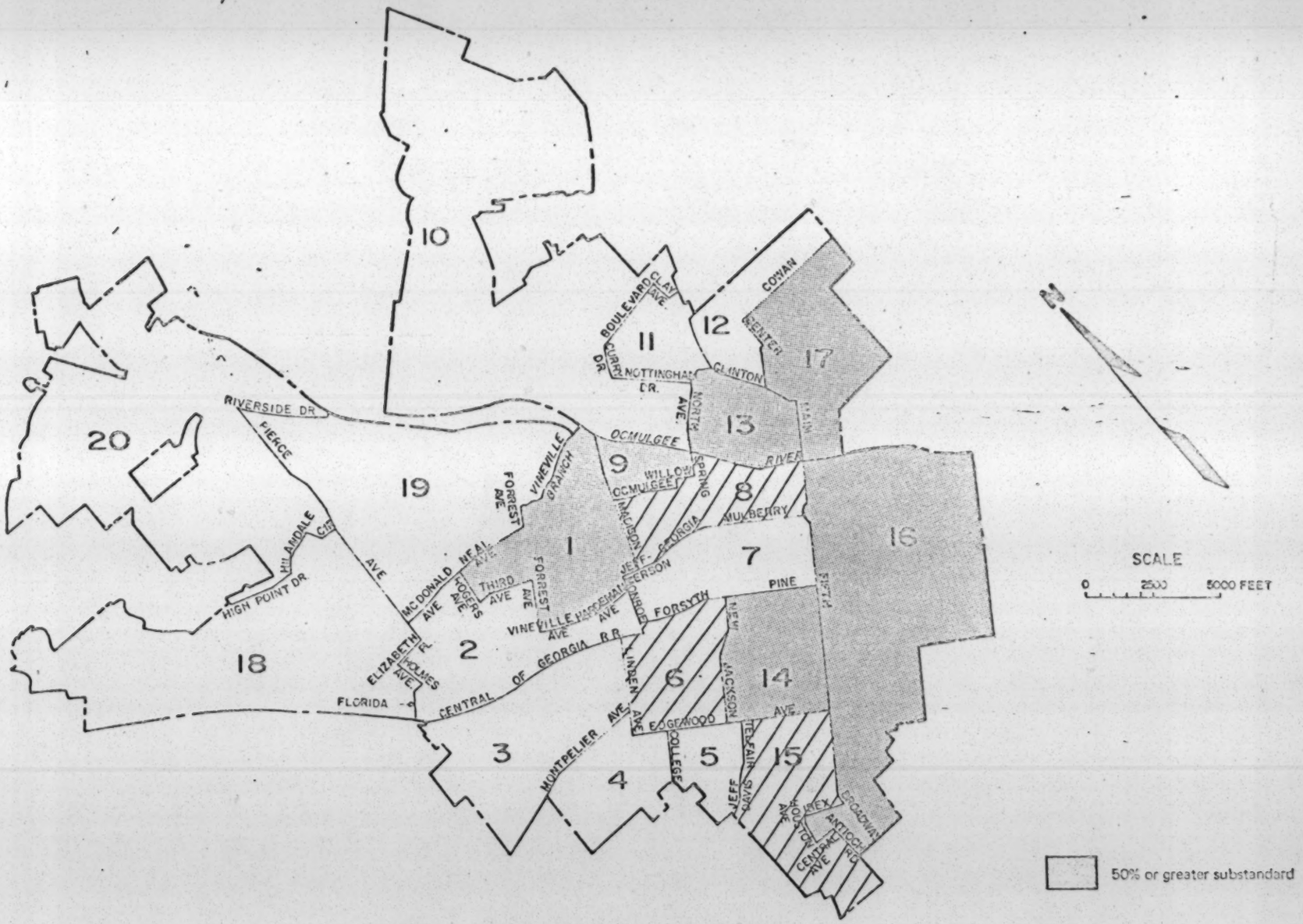
	Percent of Housing Units Substandard	Percent of Population Non-White	Median School Years Completed	Median Family Income	Percent of Housing Units Owner Occupied
Bibb County	32.3	33.4	9.7	5,058	50.3
Macon	38.5	44.3	9.4	4,228	37.3
Tracts:					
1	62.8	86.2	7.2	2,630	30.7
2	32.2	30.2	12.1	5,424	41.0
3	25.8	21.8	10.6	6,195	54.9
4	29.6	31.7	9.7	5,214	59.7
5	26.5	78.9	7.3	2,627	19.1
6	44.5	30.6	8.4	3,651	23.4
7	30.1	15.4	10.8	4,285	21.8
8	42.9	37.4	9.2	3,265	15.5
9	—	—	—	—	—
10	3.3	0.0	14.0	12,256	77.1
11	16.3	6.1	12.7	6,708	60.6
12	45.7	92.5	7.3	2,705	44.2
13	54.9	88.1	6.2	2,396	33.9
14	67.3	54.2	6.5	2,846	16.4
15	44.5	34.0	7.8	3,974	38.3
16	76.9	96.7	5.4	2,716	17.8
17	60.6	44.4	7.3	4,074	42.4
18	6.6	5.1	12.7	8,006	63.9
19	15.7	14.8	12.8	7,738	67.7
20	0.5	0.7	12.9	10,155	89.9
B-1	47.0	29.0	8.3	4,761	54.7
B-2	22.7	9.2	9.4	5,450	53.1
B-3	28.0	19.4	9.2	5,291	55.0
B-4	39.3	30.0	8.3	4,322	59.8
B-5	10.6	4.5	11.6	6,084	78.9
B-6	13.9	0.4	11.3	6,160	71.5
B-7	65.7	85.8	6.9	3,118	54.9
B-8	10.5	7.3	11.3	6,449	67.2
B-9	36.5	32.0	7.3	4,391	57.8
B-10	14.7	16.7	12.5	7,903	71.6
B-11	43.9	61.7	7.9	3,974	58.7
B-12	13.7	16.2	12.0	6,597	78.4
Houston County	22.1	22.5	10.9	5,051	51.7
Jones County	48.7	50.2	8.3	3,174	53.2

Sources: U.S. Bureau of the Census, Census of Population, 1960. General Social & Economic Characteristics.
Census of Housing, 1960.
Census Tracts, Macon, Georgia.



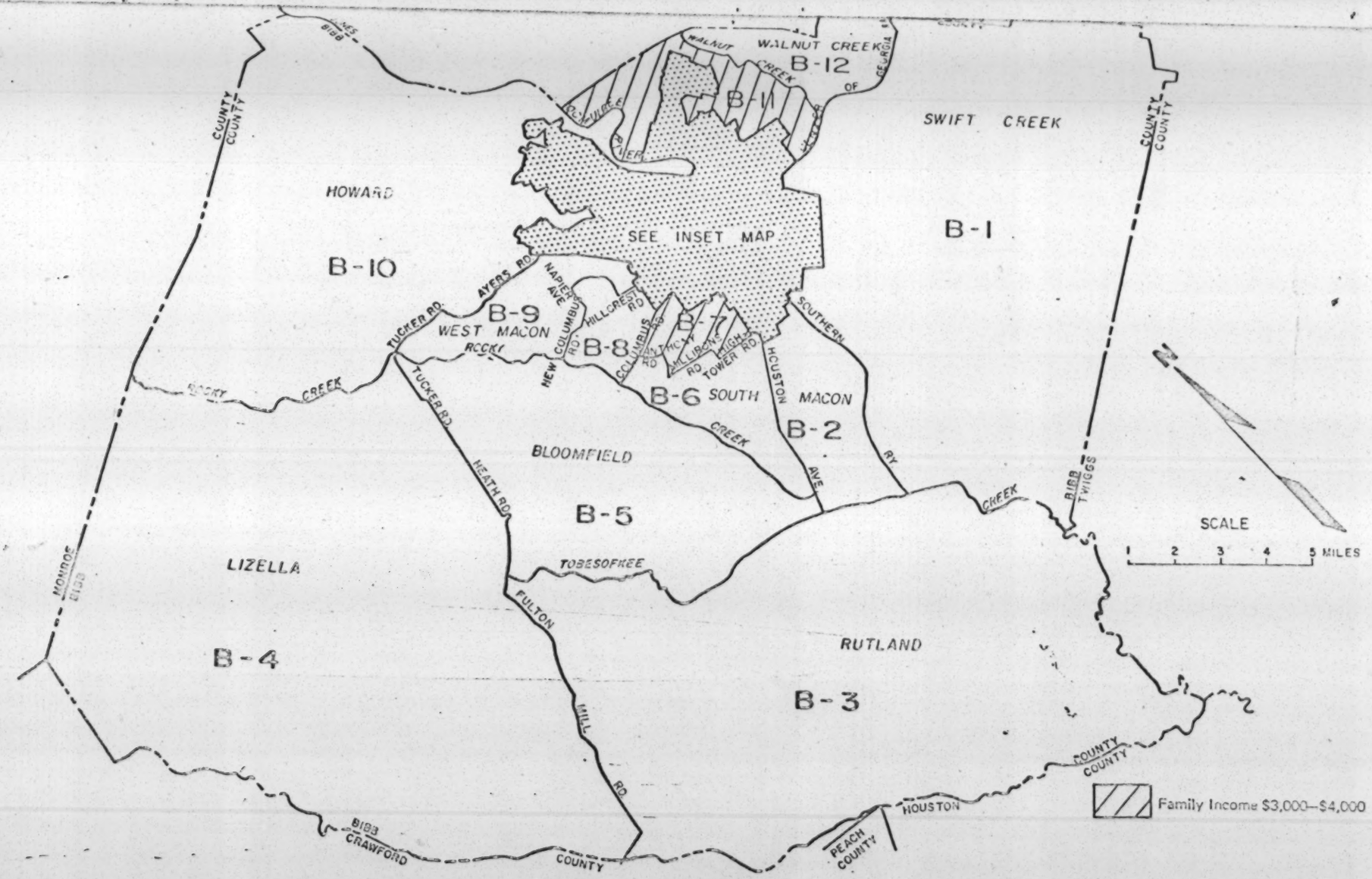
MAP II PERCENTAGE SUBSTANDARD HOUSING
CENSUS TRACTS IN MACON, GEORGIA AND ADJACENT AREA, 1960

SOURCE: U.S. Bureau of the Census, Census Tracts. Macon, Georgia, 1960



MAP III PERCENTAGE SUBSTANDARD HOUSING
CENSUS TRACTS IN MACON, GEORGIA AND ADJACENT AREA, 1960
(INSET MAP - MACON CITY)

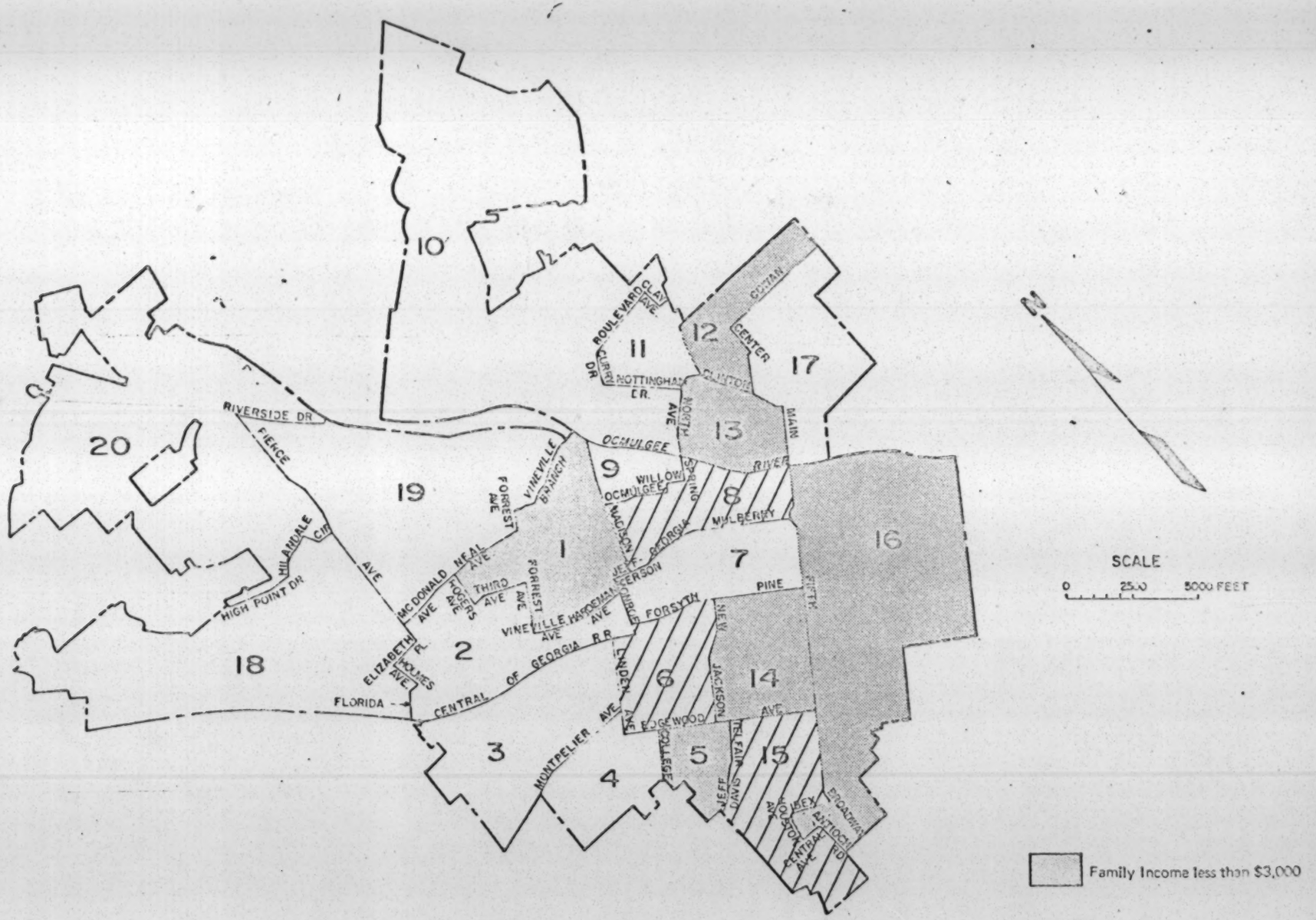
SOURCE: U.S. Bureau of the Census, Census Tracts. Macon, Georgia, 1960



MAP IV FAMILY INCOME

CENSUS TRACTS IN MACON, GEORGIA AND ADJACENT AREA, 1960

SOURCE: U.S. Bureau of the Census, Census Tracts. Macon, Georgia, 1960



MAP V FAMILY INCOME
CENSUS TRACTS IN MACON, GEORGIA AND ADJACENT AREA, 1960
(INSET MAP - MACON CITY)

SOURCE: U.S. Bureau of the Census, Census Tracts. Macon, Georgia, 1960

TABLE VII

Selected Characteristics for Counties and Macon City,
By Race, 1960

	Percent of Housing Units Substandard		Median School Years Completed		Median Family Income	
	Total Population	Non-White Population	Total Population	Non-White Population	Total Population	Non-White Population
Bibb County	32.3	65.5	9.7	6.4	$5,038	$2,551
Houston County	22.1	73.9	10.9	4.9	5,552	2,019
Jones County	48.7	NA	8.3	5.6	3,174	2,157
Macon	38.5	65.9	9.4	6.4	4,223	2,504

Source: U.S. Bureau of the Census. General Social and Economic Characteristics, 1960.
Census of Housing, 1960.
Census Tracts, Macon, Georgia, 1960.

Of the cities and towns in the study area, Macon, Perry and Warner Robins have housing codes. There is, however, evident an obvious absence of adequate enforcement. Field surveys in the area reveal flagrant violations with respect to structural conditions and sanitary facilities. The problem is most pronounced in Macon, with its large population and high number of substandard units. The lack of code enforcement in Macon was vividly brought to the attention of citizens and City officials in a series of articles on housing conditions that appeared in the Macon Telegraph during the month of April, 1969. The prompt and unanimous response to the articles by the City Council, calling for stricter enforcement, indicates a lack of attention to code enforcement prior to these articles.

With the absence of county housing codes, there is no legal instrument to prescribe standards for housing outside municipalities.

G. There is inadequate provision of opportunities for home mortgage financing and down payment financing for home purchase among low income groups. Interviews with a number of persons involved with the problem of attempting to obtain mortgage financing locally for low income and minority groups indicate this to be the case. Many have unfavorable credit ratings because of job and economic instability and find it difficult or impossible to obtain local mortgage financing. A new program sponsored by a local bank, intended to ameliorate this situation, is reported to have had little effect.

OBSTACLES TO HOUSING PROBLEM SOLUTION

Once the primary housing problems have been identified and appropriately ranked, the basic purposes of this study necessitate compiling a preliminary listing of the obstructions which exist in the study area to solving these problems. The listing of obstructions, as with the listing of problems, is presented in such a manner as to rank them in the order of their relative importance, and emphasis is placed on two broad groupings to aid in clarity of presentation.

Planning Obstacles

Because the study area consists of three counties and several separate municipalities, there exists a multiplicity of separate government jurisdictions for which planning for adequate housing should be accomplished. For the purposes of this study, and because all three of the counties fall within its jurisdiction, however, attention is herein focused on the activities of the Middle Georgia Area Planning Commission.

The preliminary listing of obstacles to effective planning for solutions to the identified housing problems, ranked according to their relative importance, appears as follows:

A. Housing has not enjoyed a high priority in consideration among comprehensive planning programs undertaken by the Middle Georgia Area Planning Commission. In its four years of existence, the Middle Georgia Area Planning Commission has concentrated on activities such

as base mapping, traffic engineering, and development programs. Its local assistance programs have been aimed at particular problems in individual communities.

B. The available information on current housing conditions on an areawide basis is inadequate. No one agency in the study area, region or in any of the cities or counties maintains current data on housing conditions or the numbers of housing units. Certain agencies maintain records of particular data for internal and operational purposes, but there is no research orientation in the collection of data and no systematic collection and tabulation of information for planning purposes.

C. Certain needed types of housing data are unavailable; such as environmental conditions, neighborhood analyses, housing needs of the elderly, possible needs for low-rent public housing among rural families in the study area, and specific data on land and construction costs. Specific studies relating to housing needs and social and economic conditions relating to housing are necessary for the development of a plan, and these specific studies have not been undertaken in the study area nor in any of its constituent counties or municipalities.

D. There is currently no regional plan in existence for a program of housing improvement. As a result of this, there is no coordination among the individual communities in the study area toward establishing policies regarding the solution of housing problems.

E. Although certain trends are observable by analyses of available data, areawide information concerning the supply and demand for housing is inadequate.

Implementation Obstacles

A. Widespread public apathy exists toward upgrading housing conditions for all segments of the area's population. This is partly evidenced by the responses registered to the aforementioned series of articles on poverty and substandard housing that appeared in the Macon Telegraph in April, 1969. The newspaper series documented conditions in the City of Macon which many persons, including public officials, were only peripherally aware of or were unaware of. In a community social analysis of Macon and Bibb County, conducted in 1966, 4/ housing problems and slum clearance were ranked at the bottom of a list of needs and problems of the County, with fourteen problems ranked above. The housing problem shared the same number of mentions with air pollution and cultural needs.

B. Inadequate funds for development of needed low-rent public housing units.

C. Inadequate local resources devoted to the financing of low income housing.

D. Inadequate provision of needed public facilities to areas of predominantly low income or minority group housing; such as lack of street maintenance, lack of adequate water and sewer services, and a lack of other public amenities such as neighborhood parks and playgrounds.

E. Inadequate programs for meeting the needs of families affected by clearance projects. The Neighborhood Service Centers in the Macon

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4/ Nix, Harold L., Community Social Analysis of Macon-Bibb County, Georgia. Community Social Analysis Series Number 2. Atlanta, Georgia: Georgia Department of Public Health, 1966, p. 11.

Area report that, in 1969, they are still attempting to settle families who were displaced during the clearance program of approximately four years ago for the Coliseum site.

F. Inadequate educational programs for upgrading the earning capability of minority groups and other low income groups.

PAST, CURRENT AND PLANNED ACTIONS ORIENTED TO HOUSING PROBLEMS

Planning Actions

A. The Houston County Planning Commission has applied, in May 1969, to the Department of Housing and Urban Development for "701" planning assistance. In addition to a housing element, Houston County intends to accomplish a future land use plan, a community facilities plan, and revision of zoning and subdivision regulations, all of which will affect housing to some extent.

B. The Jones County-Gray Joint Planning and Zoning Commission has applied, in the Spring of 1969, to the Department of Housing and Urban Development for "701" planning assistance. Jones County intends to accomplish a housing element, a future land use plan, a major thoroughfare plan and the drafting of zoning and subdivision regulations.

C. The City of Warner Robins has a current urban renewal program underway. In the first phase, the "Jody Town" section will be cleared. Application is also being made to finance and place 90 low-rent housing units in the cleared area. In addition, approximately 66 lots will be available for sale to those in the community who wish to remain in the area.

D. The Macon-Bibb County Planning and Zoning Commission plans to undertake neighborhood analyses in two pilot neighborhoods, beginning in July, 1969. These analyses will provide some current information on housing conditions in problem areas of Macon.

E. Houston County Planning Commission - Housing Impact Study for Houston County During Construction of the Pabst Brewing Company (prepared by the MGAPC).

F. The Middle Georgia Area Planning Commission currently has underway the planning of the following programs that will directly or indirectly affect housing and the quality of the housing environment in the study area:

(1) Local Assistance Program -- to assist individual communities to formulate plans for sound development, and to seek their implementation.

(2) Research and Information -- a feasibility study concerning conceptualization of a regional data bank was completed in June 1968.

(3) Regional Water and Sewer System Plan -- to determine the problems of existing water and sewer systems and to develop a general plan for future needs for water and sewer systems, reservoirs, and treatment plants for 5 - 10 - 20 year periods.

(4) Also included in the Commission's program are:

Base Mapping Program (underway)

Regional Concept Plan (completed)

Individual County Studies (underway)

Regional Economic and Population Study (underway)

Development of Guidelines for Zoning and Subdivision Regulations (underway)

Implementation Actions

A. There are two non-profit corporations in the City of Macon sponsoring new housing units for the elderly.

(1) Vineville Christian Towers, Inc., sponsored by four Macon Christian Churches, is constructing a fifteen-story apartment building to contain 196 units, comprising 98 efficiency apartments and 98 one-bedroom apartments. Eligibility is limited to persons 62 years of age or older. The apartments are to be located on a bus line, near shopping and other facilities.

(2) St. Pauls Apartments, Inc., sponsored by St. Pauls Episcopal Church, plans to construct a fifteen-story apartment building with a loan from the Department of Housing and Urban Development under the Senior Citizens Housing Program. Eligible are persons of 62 years of age or older whose incomes are too high for eligibility for public housing but too low to compete on the open market for adequate housing.

B. The Macon Housing Authority has a two-year project underway for the construction of 184 additional public housing units. Bids for 54 units were received on June 12, 1969. Units will have one to five bedrooms with gas heaters, stoves and electric refrigerators. Occupant income may range from $3,400 to $4,000, depending on size of family. Rent is to be 20% of net family income. Upon completion of the new units, 120 existing units are to be vacated and phased out by the Authority. The net increase of public housing units will be 54.

C. On April 22, 1969, the Macon City Council approved a resolution for stricter enforcement of the City's housing code. In passing the resolution, the Mayor evidenced a recognition of the shortage of public housing units to accommodate families, if all existing substandard units were condemned.

D. The Bibb County Office of Economic Opportunity has several training programs underway to upgrade uneducated persons to a basic level at which they can gain employment. Through cooperation with the State Employment Service, they place approximately 20% of the 100 to 150 applicants they see monthly.

ANNUAL REGIONAL OBJECTIVES

In addressing itself directly to a competent and knowledgeable attack on those housing problems which have been identified in the Middle Georgia Area, this phase of the Initial Housing Element study is intended to serve as a preliminary statement of annual housing-related objectives which are pertinent to the study area. These objectives, based on the antecedent investigations and analyses, reflect a county and regional orientation and are therefore not intended to precisely pinpoint isolated, localized objectives. Every effort is made, however, to present the regional housing objectives in such a manner as to realistically facilitate their use by the individual local governing bodies within the study area during the coming three to five years.

So as to be more meaningful for the Middle Georgia Area as a region and the Middle Georgia Area Planning Commission, whose jurisdiction of activities encompasses this region, the following objectives are presented in two broad groupings -- planning objectives and implementation objectives.

Planning Objectives

Generally, planning objectives include the participation in such activities which will: (a) develop an increasingly thorough understanding of the nature of the Area's housing problems through participation in needed investigations and plan preparation; and (b) result in the development of applicable codes and ordinances which will pertain to the amelioration of Area housing problems. These are discussed as follows.

Housing Data File

Of the several planning objectives, the establishment of a regional housing data file is one that can be initiated right away using available data. Such a project should be initiated in the area as soon as possible in order to establish an information base that will afford a comprehensive view of the regional housing picture. The data for such a file exists and some are presently being collected by different operational agencies in the region. The regional data bank, which is currently under study by the Middle Georgia Area Planning Commission, should incorporate a housing data file. A feasibility study conducted in 1968 recommends that such data be collected and stored, by parcel, and in the greatest detail possible. 5/ This present housing study report strongly supports that recommendation. In fact, the establishment of the information system recommended in the feasibility study is herein recommended as constituting a vital step in monitoring current housing conditions in the region. To be most efficient such a system should tie in or link with the State system, or at least there should be provision for information input from State as well as local government sources. To handle the magnitude and detail required of such a system, automatic electronic data processing would be necessary. The feasibility study mentioned above indicates that the Middle Georgia Area Planning Commission could not afford the equipment and would best link into a State information system. In recognition of

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5/ The Center for Management Systems Development and Analysis, Feasibility Study Report and Conceptualization of a Regional Data Bank in Support the Middle Georgia Area Planning Commission, College of Business Administration, University of Georgia. June 15, 1968.

the fact that such a system is several years away, this report recommends an alternative type of approach.

It is possible to assemble a housing data file that, while falling short of a data bank or information system, can fill a void and be useful to the Middle Georgia Area. Such a file would be made up of aggregate data and compilation could begin by using existing sources.

Types of data and sources are listed below:

1. Number of New Housing Units Constructed and Number of Demolitions.	City and County Building Permit Offices.
2. Number of Investigations and Violations of Housing Code; Number of Housing Units Condemned.	Housing Code Enforcement Offices.
3. Number of Families and Individuals Receiving Public Welfare Assistance.	Georgia Public Welfare Statistics (Published Quarterly).
4. New Mortgage Data.	Local Financial Institutions that provide residential mortgages.
5. Number of Public Housing Units; Categories of Persons in Public Housing; Waiting List and Average Waiting Period.	Local Public Housing Authorities.
6. Extent of Utilities Coverage; Water, Sewer, Electricity.	City and County Engineers and County Health Department.

The compilation of the above items of data will depend to some degree upon the establishment and maintenance of coordination and cooperation between the Area Planning Agency and the various source agencies.

The Middle Georgia Area Planning Commission has the power to call for available information from local public officials but such power should, of course, be utilized with all discretion. Cooperative agreement should be possible whereby operational agencies would also realize the benefit of compiled information from the Planning Agency. The Executive Director of the Area Planning Commission should be responsible for initiating and maintaining such agreements. Such actions would, of course, be at the will of the Planning Commission.

Necessary Background Studies

In order to adequately seek solutions to housing problems which might seem obvious to one upon a cursory survey, the problems themselves must be adequately defined. Earlier in this report, estimates were made of the magnitude of inadequacy in housing supply, extent of substandard housing and the qualifications of housing consumers. The purpose of these estimates is to furnish a direction for further study of the housing problems.

In order to become fully cognizant of the housing situation in the study area, three (3) complementary background studies are recommended. The first of these, and the one which should be conducted initially, is a study of existing land use. Neighborhood analyses are recommended secondly, and the third study recommended is a housing market survey. Each of these is discussed below.

a. Areawide Survey of Existing Land Use

A survey of existing land use throughout the study area will determine (1) the location of residential areas for study, (2) the location of

residential areas in juxtaposition to locations of employment opportunities, (3) routes of transportation, and (4) undesirable uses, such as noxious industry or intense commercial development. The land use survey can provide planners and all concerned with an overall picture of the study area and provide a general orientation.

b. Neighborhood Analyses

The neighborhood analysis will be one of the most valuable studies to be performed with respect to housing. The study is directed at "blight," which implies the presence of deterioration of buildings and/or deficiencies in the quality of the physical, social, and economic development in particular areas throughout the entire Middle Georgia Area. Although a neighborhood analysis is generally associated with the study of urban areas, it can apply to rural or widely dispersed development areas as well. Neighborhood analyses of the counties and communities within the study area will, on a neighborhood-by-neighborhood basis, determine where conditions of blight and those influences contributing to blight exist. Using this information as a basis, a program of improvements can be formulated to eliminate or ameliorate existing blight and prevent its recurrence in the future. One of the primary values of this type of study lies in the fact that it informs the community, not only of the location of blight, but of its nature, extent and causes. In this manner the study creates a meaningful awareness of blight and provides a framework from which the community can begin to take steps necessary to eliminate the undesirable condition.

As stated above, neighborhood analyses are generally conducted in urban areas. However, the same type of study is desirable and needed in

rural and less developed areas as well. In conducting a neighborhood analysis on a countywide or areawide scale, the traditional concept of "neighborhood" is somewhat altered in order to define the areas of analysis. This consideration is spelled out in greater detail in the following paragraphs.

It is recommended that neighborhood analyses be undertaken by the Middle Georgia Area Planning Commission for all of Jones County, for Houston County, and the City of Warner Robins. The Macon-Bibb County Planning and Zoning Commission should undertake a neighborhood analysis study in Macon, possibly as a part of its urban renewal program. That Commission should also be encouraged to undertake a neighborhood analysis for the remainder of Bibb County. At any rate, the entire study area should be embraced by such analyses.

The steps in the recommended program are outlined below:

1. Determine responsibility for analysis for all parts of the study area.
2. Identify the neighborhoods; delineations determined by:
   (a) Similarities in the character and types of housing, land use patterns, and other applicable physical, economic and social characteristics.
   (b) Natural barriers, such as rivers, creeks, etc.
   (c) Man made barriers, such as major thoroughfares and peculiarities of development patterns.
   (d) The locations of large, relatively undeveloped areas of land.
3. Identify areas of blight. The means of identification should be standardized so that all investigators report the same phenomena

in the same fashion, and so future investigations can be compared to earlier ones. Bearing in mind that "blight" is a shorthand term for any or all of a cluster of conditions that render the quality of living less than desirable (pertaining not only to condition of housing structure, but to the physical and social environment as well), the environmental factors must be identified so that their effect can be assessed. Factors to consider include water and air pollution, substandard streets and roads, poor traffic circulation, adverse effects of adjacent land uses, poor drainage, overcrowding of structures and poor environmental upkeep of individual land parcels (i.e., scattered garbage and trash, and abandoned automobiles and various appliances). In addition to the survey of structural conditions and environmental influences, an evaluation should be made of each neighborhood as to the adequacy of community facilities and governmental services. This should include determining current deficiencies and future needs, based on reasonable standards of local adequacy and the probable contribution to neighborhood blight. Facilities and services evaluated should include: water and sewer, police and fire protection, education, recreation and open space, welfare, child care, health and garbage collection.

4. An area treatment plan should be prepared, as an integral part of each neighborhood analysis, delineating all portions of the particular individual study area as to the needs for corrective action to eliminate blight.

5. A procedure for periodic review and evaluation of the progress of implementation activities should be established and adhered to.

c. Housing Market Analysis

The housing market analysis is a study which seeks to determine the supply and demand conditions of the local housing market. It should determine what quantity of housing at various prices will be made available, given the factors of cost and the condition of the supply side of the market. Among other considerations are land costs, construction costs, and availability of mortgage capital. Also to be determined is demand, i.e., the quantity, by price categories, the public can purchase. Demand will be influenced by income levels, local preferences, and family size.

A housing market analysis for the entire Middle Georgia Area should focus on supply and demand for lower to middle-income families. The FHA Housing Market analysis, conducted for Bibb and Houston Counties in 1966, failed to specifically measure the needs of families in the lower income brackets. The analysis recommended herein should embrace a broader view of "demand" to include need where income is less than that necessary to obtain standard housing on the existing market. A most important result of such a study should be innovative programs in housing supply on the local level, with careful scrutiny of available federal programs which will facilitate implementation.

The process of housing market analysis is a very complex one and beyond the scope of the average local planning agency. For this reason it is recommended that a firm that specializes in that field be engaged to

conduct the suggested analysis. The analysis should, however, be specifically tailored to meet the requirements of the Middle Georgia Area. A qualified staff planner should spend a portion of his time in making clear the needs of the area and supplementing the work of the analysts as required.

Implementation Objectives

Implementation objectives embrace the areawide attainment of such physical results as an overall reduction in the numbers of substandard housing units, while at the same time providing an adequate amount of decent housing with a suitable living environment for all Middle Georgia residents. The attainment of these objectives is obviously closely interrelated with the satisfactory achievement of the previously-described planning objectives.

Implementation objectives must include two broad considerations. First is the condition of the existing housing stock and amelioration of existing problems. Second is the projected situation with respect to housing, the recognition of imminent problems and the committment to a program which will prevent future problems and will actively seek to implement the national goal of a decent home for every family. Both of the above considerations rest upon the attainment of the planning objectives and planning work program outlined herein.

The first part of this study has provided an estimate of the magnitude and character of the housing problems in the study area. Those problems so identified need to be localized and further specified through the planning

actions outlined in this report. As for implementation, however, those bodies in the study area responsible for, or interested in, implementation can begin to make committments based on the problems stated for the study area. Local governing bodies should be aware of the magnitude of the housing problems in their own local jurisdictions, as reported in this study, and begin to form general housing objectives. Local specific objectives will, however, consider the results of planning study efforts and local resources.

Broad, general objectives for the Middle Georgia Area, reflecting the problems cited in this study, can be stated in the following categories:

Housing Conditions

1. Eliminate approximately 6,000 dilapidated housing units within the next five (5) years.
2. Upgrade approximately 11,000 deteriorating units to a standard condition.
3. Upgrade approximately 9,000 units without hot water or other plumbing to a standard condition.
4. Upgrade approximately 14,000 units without bathrooms to a standard condition.

Housing Supply

1. Provide approximately 6,000 units to house those displaced as a result of elimination of dilapidated units within the coming five (5) years.

2. Provide approximately 250-300 new low-cost rental or sale housing units annually, under publicly-assisted programs, to provide standard housing for the estimated 250-300 new households added to the Area annually which have incomes of less than $3,000.

3. Provide all housing on an equal basis, without regard for either race or marital status.

Economic Conditions

1. Provide employment at above minimum necessary income, relative to cost of living, for approximately 10,600 unemployed and underutilized, disadvantaged persons.

2. Provide mortgage financing with minimal down payments and for long terms for families with steady, but low, incomes.

Environment

1. Pave and generally upgrade streets in all residential neighborhoods. (Approximately 140 miles in Macon alone.)

2. Provide utility service to all residences.

Education

1. Stimulate public awareness of local housing problems and public interest in solution of those problems.

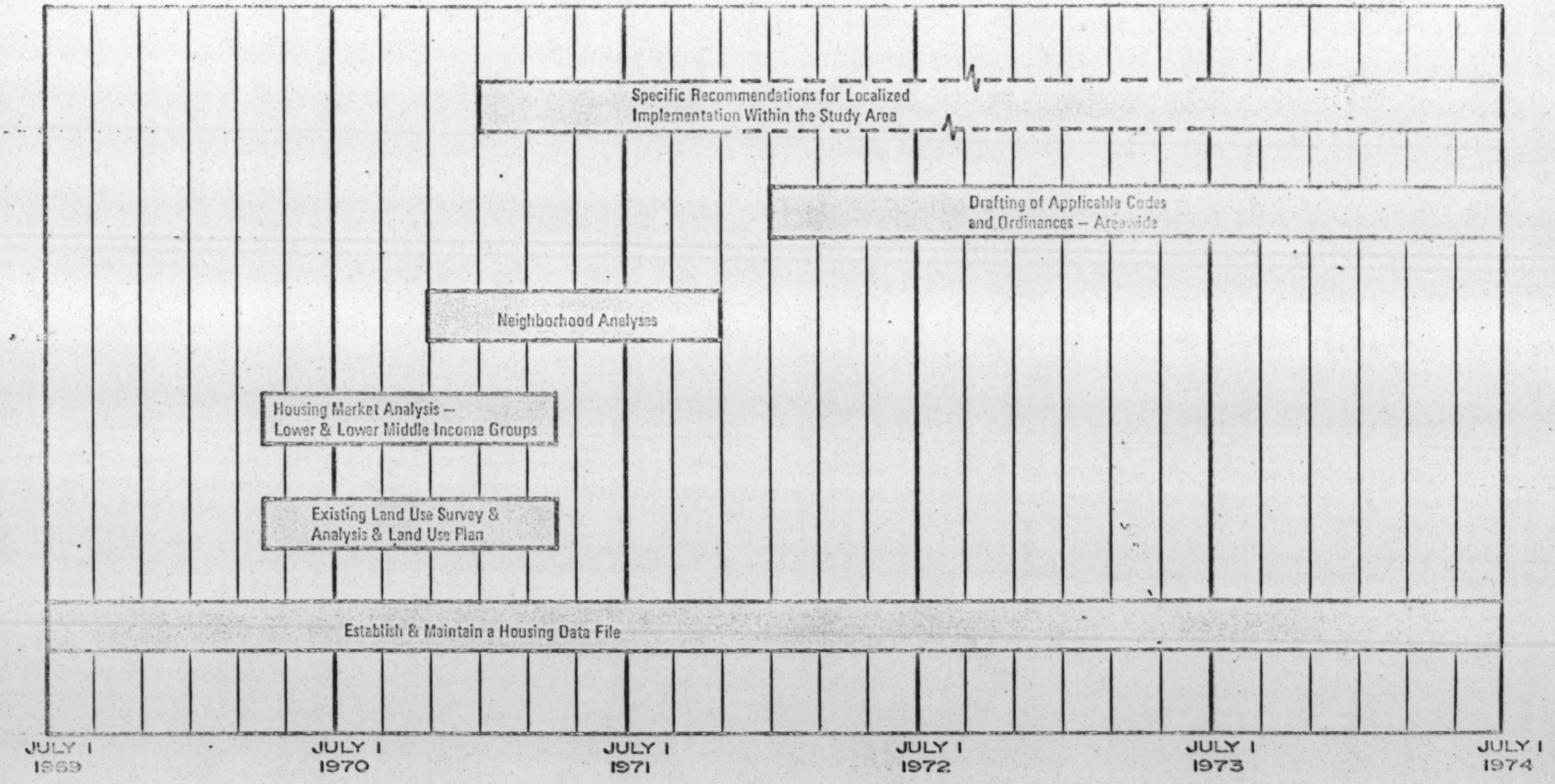
ANNUAL HOUSING-RELATED WORK PROGRAM FOR THE MIDDLE GEORGIA AREA PLANNING COMMISSION

For the purpose of presenting the annual housing-related work program which has been devised for the Middle Georgia Area Planning Commission, both a graphic illustration and supportive text are utilized. The Housing-Related Work Program chart which follows is organized so as to show both a yearly time distribution for the coming five (5) years and the relationships of the various suggested projects to each other.

Two considerations must be borne in mind concerning the work program which is detailed on the following pages:

1. The exact elements which make up the program, as well as the suggested timing of their performance, are tentative at this point. They are subject to change or modification depending on fluctuations in Planning Commission staff numbers and the future availability of necessary funds.
2. This report concerns itself primarily with only three (3) of the total seven (7) counties which comprise the complete area within the jurisdiction of the Middle Georgia Area Planning Commission. However, a subsequent Initial Housing Element study will be undertaken for the four (4) remaining counties. Once housing problems and related obstacles are identified and analyzed in the upcoming study, a more comprehensive housing-related work program for the entire seven-county region will be prepared.

HOUSING-RELATED WORK PROGRAM
MIDDLE GEORGIA AREA PLANNING COMMISSION



Prepared by Mel Conner & Associates, Inc., under contract with the Middle Georgia Area Planning Commission of Macon, Georgia. The preparation of this report was financed in part through an Urban Planning Grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended. July 1969.

The following items of discussion, by sub-heading, are related to the corresponding recommended work items on the Work Program chart.

Survey and Analysis of Existing Land Use

It is recommended that the survey of existing land use for the entire planning area begin in April 1970. The major reason for scheduling field work in the summer is the availability of personnel. Because field survey work is relatively short term and a relatively high degree of judgement-making ability and trainability is desired, college students on summer vacation are recommended. Interns studying urban planning should be given priority in consideration. Students in geography and sociology should also be considered.

It is recommended that one qualified project planner devote full time to the supervision of the existing land use survey. He should be responsible for training field personnel, assigning work, and supervision of day-to-day survey work. In addition, he should compile all data and perform necessary analysis. Finally he should prepare the final report and supervise graphics personnel in preparing land use maps.

Prior to field work, to begin in June 1970, several preliminary steps should be taken. The planning area should be divided into areas to be covered by survey teams. The new parcel maps that are in preparation by the Middle Georgia Area Planning Commission should be used. Of greatest importance is the preparation and adoption of recording procedures and recording code sheets. The code sheets

and instructions for use should be so structured that personnel will report the same phenomena in an identical way. The reliability of reporting and recording procedures and instruments should be pre-tested.

A training program for field survey personnel must be carefully devised so that instructions are explicit and there can be no equivocation as to interpretation of use and condition classifications. The effectiveness of training should be pre-tested along with the reporting and recording techniques and instruments.

One immediate use of the land use survey will be as input of aggregate data into the housing data file. It will afford, among other things, the current number and type of residential structures, as well as their condition. The land use survey will also provide input for neighborhood analyses and for the land use plan.

Housing Market Analysis -- Lower & Lower-Middle Income Groups

The areawide Housing Market Analysis can be initiated as soon as funds are available. It is presented early in the work program because it is anticipated that it will be necessary to contract with a firm that specializes in this type of study and will require less staff time and personnel. With the initiation of this study, the Middle Georgia Area Planning Commission will have some lead time to recruit staff and/or contractors to accomplish subsequent elements in the work program.

Neighborhood Analyses

The neighborhood analyses are positioned in the work program to follow the survey of existing land use. Knowledge of land use will provide an excellent background for these county-wide analyses. Neighborhood analyses will require not only the ability to observe and record in a reliable manner; also required is the ability to carefully analyze all pertinent information so that cause and effect relationships are determined. A fully qualified planner should be responsible for all phases of analysis and for development of programs to prevent future occurrence of neighborhood blight. The planning sophistication required in this type of study exceeds that required for land use survey.

Planning to eliminate and to prevent unfavorable conditions should provide the basis for local implementation programs.

Provision of Specific Local Recommendations

The work program for the Middle Georgia Area Planning Commission is designed so that increasingly specific objectives and implementation measures in the area of housing can be formulated and recommended. Recommendations of some increased degree of specificity can be made following the Housing Market Analysis and the land use survey. These recommendations, by and large, will deal with the economics of housing and the specific problems related to the supply and demand of housing in the study area and in specific localities. Subsequent to the survey of existing land use, recommendations with respect to residential development can be formulated.

With the completion of neighborhood analyses, specific housing problems can be pinpointed and related to causative factors. It is at that point that specific programs for the amelioration of present undesirable conditions can be initiated. Equally important, programs can be developed, areawide and at the local level, to prevent further problems of the type experienced in the past and any new problems which might be anticipated as a result of findings of the recommended studies.

Recommendations should then be formulated specifically and presented to localities by the executive director and the planning director, based on continuing consultations with the project planners involved in the various studies.

Drafting of Applicable Codes and Ordinances

As required, housing-related codes and ordinances should be drafted or updated. These should reflect, and be integral parts of, the implementation objectives and programs adopted by the Area Planning Commission and localities. This work item appears late in the program because it represents the hard codification of implementation measures. Those items which become law must be most carefully thought through and based on the most thorough analysis of problems and conditions. Codes become the most inflexible portions of a program and it must be ascertained that the other elements of the plan are effective and flexible enough that codes accomplish their desired end. A code enforcement program that seeks condemnation of dilapidated

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July 1969

—AP Wirephoto

Telling Problems of Migrant Workers

Testifying at a Senate subcommittee hearing on migratory labor are (from left) Dr. Gordon Harper of Boston, Dr. Ramiro Casso of McAllen, Tex., Dr. Raymond Wheeler of Charlotte, N.C., and Dr. Harry Lipscomb of Houston.

agri - migrant workers

Migrant Housing Resembles Slave Quarter, Doctor Says

arc - Gazette 7-21-70

From Gazette Press Services

WASHINGTON — A doctor Monday told a Senate subcommittee hearing that migrant workers' housing built with government funds in Texas and Florida was so inhuman it resembled "slave quarters of earlier days."

Dr. Raymond M. Wheeler, who conducted an investigation of migrant worker conditions in the two states, said the only cases of polio found in the United States this year were of migrant children in Hidalgo County, Tex. One case of leprosy was found there, he declared.

Wheeler, of Charlotte, N. C., is president of the Southern Regional Council. He testified that Mexican-American workers in the area cross into Mexico to obtain less expensive and more humane medical care.

Wheeler said his medical team saw migrant housing and living conditions "horrible and dehumanizing to the point of disbelief." He declared:

"In Florida and Texas, we visited housing projects, built with public funds, which defy description. * * * Without heat, adequate light or ventilation and containing no plumbing or refrigeration, each room is the living space of an entire family appropriately suggesting slave quarters of earlier days."

He said that it appeared someone had "deliberately and callously" designed the quarters with no gesture toward comfort or basic human needs. "This was the creation of a public housing authority, a place in which it was willing for other human beings to live."

He cited these statistics: The migrant had a life expectance 20 years less than the average American, the migrant infant and maternal mortality rate was 125 per cent higher, the death rate from influenza was 200 per cent higher, the tuberculosis rate was 250 per cent higher.

Of his findings in the two states, Wheeler commented:

"What is different in Florida and Texas from the rest of the

(See MIGRANT on Page 2A.)

2

Migrant

(Continued from Page 1.)

rural South is the deliberate, cruelly contrived and highly effective system which has been devised to extract the maximum work and productivity from other human beings for the cheapest possible price.

"Every effort is directed toward isolating the farm worker from the rest of society, maintaining him at the lowest level of subsistence which he will tolerate—then making certain he has no means of escape from a system that holds him in virtual peonage.

"And to that end, the grower has full co-operation of the federal government, the state and the local community."

In Hidalgo County, Tex., the medical investigators found conditions so bad they turned their efforts into treating people — 1,400 in five days. He said the doctors found almost every child suffered intestinal parasites and chronic skin infections. He said they also found rickets, a disorder "thought to be nearly abolished in this country."

Children suffering these diseases "have no future in our society. Malnutrition since birth has already impaired them physically, mentally and emotionally," Wheeler said.

In Mississippi and Alabama, Wheeler said, farm mechanization had rendered thousands of people useless and they were "left to die or survive as best they could * * *."

"No longer needed and unable to secure help from the white community, the black Mississippian at least had the freedom to leave * * *, Wheeler said.

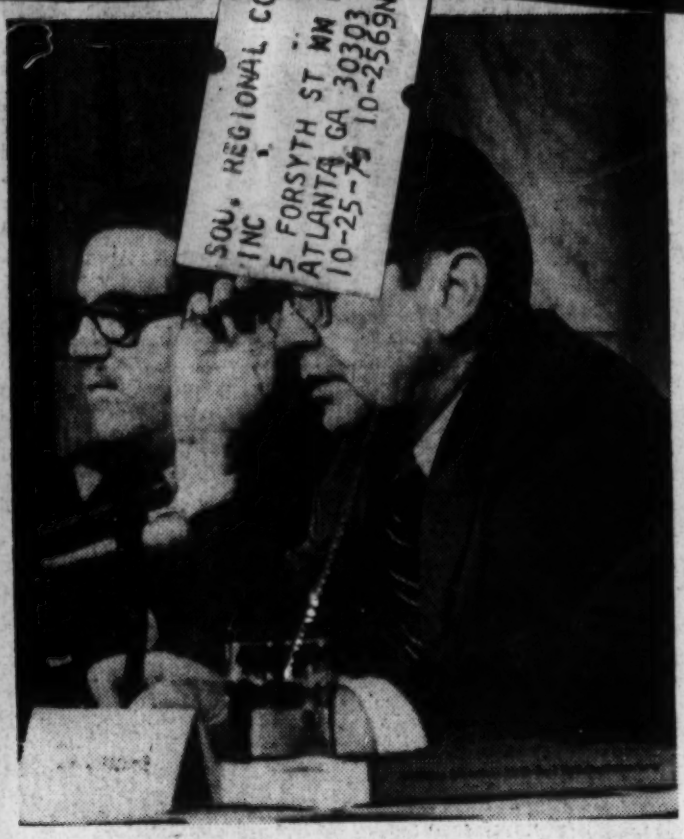
"In Florida and Texas, the farm worker remains a valuable asset to the owners and operators of huge farms which produce food and fruit for the nation. Without them, corn and tomatoes would rot in the fields and oranges and grapefruit would shrivel on the trees."

Other doctors told of the workers' reluctance to seek out doctors except in a crisis because they hadn't $10 for an office call and had heard their children would be held hostage if they didn't pay up immediately.

One doctor said a grower personally threatened him for interfering with "his" migrants.

Wheeler said the nation has known full well about the shameful exploitation of migrant farm workers from John Steinbeck's decades-old novel "Grapes of Wrath" to an NBC documentary on migrants last week.

"What does it take to make us care about our children?" Wheeler asked. "The picture we see is one of a society thriving on greed, cruelty, alienation and fear."



AP Photo

Dr. Raymond Wheeler Tells Of Conditions
. . . Behind Him Is Another Member Of Medical Team

Charlotte Doctor Details Horrors Of Migrant Camps

Agri - Migrant Workers

CO

7-31-70

By PAUL CLANCY
Observer Washington Bureau

WASHINGTON — Conditions in migrant labor camps where most of the country's produce is harvested were described Monday as "horrible and dehumanizing" beyond belief.

Physicians who inspected conditions and examined patients in southern Florida and Texas told a senate subcommittee that all of the well-meaning legislation and public indignation over the past 30 years has done nothing to help the migrant.

"Their condition is one of sickness and poverty, isolation and neglect, indifference and exploitation, resulting in tens of thousands of children who exist in our country today without hope, denied their basic rights as human beings, and condemned to lives of pain, frustration, and despair," Dr. Raymond M. Wheeler of Charlotte, said.

Wheeler was the lead witness in a series of hearings before a Senate subcommittee on migratory labor, headed by Sen. Walter Mondale (D., Minn.). Wheeler is president of the Southern Regional Council and a member of the Citizens Board of Inquiry Into Hunger in the U.S.

Wheeler said he and his medical colleagues visited public housing projects built for migrants in Florida and Texas "which defy description." But he tried to describe them anyway:

—Living quarters built as long cinder-block or wooden sheds, divided into single rooms by walls which do not reach the ceiling, without heat, adequate light or ventilation,

See DOCTOR, Pg. 5A, C. 1

Doctor Team Exposes Migrant Conditions

Continued From Page 1A

containing no plumbing or refrigeration.

Each room, he said, is the living space for an entire family, "appropriately suggesting slave quarters of earlier days."

Sen. Ralph W. Yarborough, D-Tex., a member of the committee said he has been slave quarters that were far better.

Wheeler said such conditions are bad enough when privately owned, but he said he was "outraged" at some of the "better" housing built with public funds.

The doctors looked at quarters operated by the Homestead Housing Authority in Dade County, Fla., where "someone had sat down at a drawing board and deliberately and callously designed" the units, he said.

There was nothing in them to make them habitable, he said — "No source of water, no toilet, no refrigeration, no heat, and the lighting was so dim that no child could have possibly been able to read or study.

"This is the creation of a public authority, a place in which it was willing for other human beings to live," Wheeler said. He asked how a child could possibly be emotionally well-adjusted "when he has no privacy — when he lives in a cage."

Wheeler asked what it would take for Congress "to put aside its greed, its prejudice, its concern for personal power and prestige" to become con erned for the fate of the workers and their children.

Mondale said it would take more than hearings and "traveling liberals." "The capacity of our society to mangle people who lack the power to stand up for their own rights is virtually limitless," he said.

Most of the testimony concerned conditions in Texas.

A young doctor studying pediatrics in Boston said he followed the Texas migrants to Traverse City, Mich., where he learned of a three-year-old boy who had become sick on the way.

Dr. Gordon Harper said the boy was taken to a hospital where his father and hospital authorities a r g u e d about money.

"In the end, a nurse gave the father an oral medicine to give the baby, and they went out, no doctor having seen the child," Harper said.

They returned the next day and the child was examined and diagnosed as having meningitis. "Intensive therapy was begun, but the child went on to die," Harper said.

Harper said efforts by the state of Michigan and many voluntary organizations to improve conditions for migrants are being actively opposed by the growers.

Wheeler said the migrant has a life expectancy 20 years less than the average American, and an infant and maternal mortality rate 125 per cent higher. The influenza and pneumonia rate is 200 per cent higher, tuberculosis 250 per cent higher and accidents 300 per cent above the national rate

Raymond Wheeler
. . . Outraged

The team started out to examine migrants in Hidalgo County, Tex., but wound up treating 1,400 of them because they were "on the brink of medical disaster," Wheeler said.

LA Times
7/22/70

Agri Mig. Work

Coca-Cola's Migrant Labor Policy Scored

Exclusive to The Times from the Washington Post

WASHINGTON — The Coca-Cola Co. was accused Tuesday of "callous disregard" for impoverished migrant workers who harvest the corporation's crops.

Testifying before a Senate subcommittee, the Washington-based Project for Corporate Responsibility said the exploitation—by Coke and other large firms—was far removed from executive suites, but no less excusable in light of corporate profits.

Coca-Cola, now one of Florida's biggest citrus growers, bought out Minute Maid orange juice 10 years ago. It owns or controls more than 30,000 acres of Florida citrus groves. Other Coke products include Snowcrop orange juice and Hi-C and Real Gold fruit drinks.

Philip W. Moore, staff counsel for the Project for Corporate Responsibility, said the company also owned and operated "unquestionably bad" housing for migrants.

He cited one cluster, near a Minute Maid grove at Frostproof, Fla., which houses 200 to 300 people.

The quarters, Moore told the Senate subcommittee on migratory labor, have no indoor water or plumbing. Even worse, he said, was "the social control" Coke exercises over the migrants.

"To live in these houses," he said, "a family must work for Coke. If somebody is sick, the foreman, not a doctor, can decide whether the person can stay home. If the foreman decides that a worker is not sick, then he must either work or risk eviction."

Migrant children, Moore added, must either hang around the quarters or go to the fields since Coke operates no day-care facilities. "The families need the children to help pack the oranges," he said. "The cycle of destitution continues unending."

Moore said he singled out Coca-Cola not because it is any worse than other companies, but because it is big, powerful and visible, and it can set the standard for other corporations.

Coca-Cola President J. Paul Austin has agreed to testify before the subcommittee later this week.

Moore said corporate farming had skyrocketed in the past 10 years, with close to 7,000 companies plunging into agriculture, including giants such as Tenneco, Gulf & Western, United Fruit, Royal Crown Cola, Union Carbide, Penn Central and the Seaboard and Atlantic Coastline railroads.

'NATIONAL ALLIANCE'

Coke Offers Plan To Aid Migrants

agriculture

7-25-70

Constitution Washington Bureau

WASHINGTON—The president of the Atlanta-based Coca-Cola Co. proposed Friday the creation of a "national alliance of agri-businessmen" to eliminate substandard living conditions of migrant farm workers.

J. Paul Austin conceded that The Coca-Cola Co. has contributed to the "deplorable" conditions of migrant crop workers in Florida, but promised the Senate Subcommittee on Migratory Labor that his firm is expanding corrective activities which were started some time ago.

The Coca-Cola Co. has come under criticism from earlier witnesses who said the company has ignored the plight of the migrant farmer.

Austin said 3 per cent of the Florida citrus crop is grown by the company and other orange harvests are bought from private growers. The Coca-Cola Foods Division owns the Minute-Maid, Snow Crop and Hi-C orange preparations.

In concluding his testimony, Austin said the national agri-business men group should be patterned after the National Alliance of Businessmen and forge programs to upgrade migrant farm life with "dignity and with fair wages."

Either Congress or the President should establish the group, he said.

Answering reports on a recent NBC documentary on migrant workers, Austin agreed that company studies of their seasonal harvesting employes showed the workers had a "deep sense of hopelessness and futility."

He outlined proposals for improved housing, education, and health care for The Coca-Cola Co. harvesters, but warned that "only a massive, concerted and persistent effort by federal, state and local governments can root out the subculture of poverty in which they barely survive."

Austin said his firm employes only 1,000 migrants in 20 counties of Florida. There are more than 250,000 migrants in 46 states.

Sen. Walter F. Mondale, D-Minn., asked if Coca-Cola could do anything to improve living conditions of workers who harvest crops that the company purchases.

J. Lucian Smith, president of the foods division of Coca-Cola, said he had asked other Florida growers to copy the company's improvement plans.

Mondale said he had doubts that such an approach would work because "there's money to be made off poverty."

Coca-Cola Raises Pay Of Migrants

Agri Workers

ORLANDO — (AP) — The Coca-Cola Co., criticized in a congressional hearing for its handling of migrant workers in its Florida citrus groves, said Wednesday that it had given 300 fulltime workers pay raises of 23 per cent.

J. Lucian Smith, president of the company's food division, said the raises averaged about $17 a week.

Witnesses testified last month before a U.S. Senate subcommittee on migratory labor that Coca-Cola failed to provide decent housing and working conditions for its employes in the citrus fields.

Smith said the workers had been reclassified as regular employes and on Sept. 1 will become eligible for health and life insurance, vacations, holidays, severance pay and retirement benefits.

The company also announced that it would start a training program to enable migrant workers to become full-time employes and earn hourly and incentive pay rather than the current piecework pay prevailing in the industry.

Miami Herald
8-13-70

Coca-Cola Hikes Pay To Migrants

Rel. Ind.

Agri Workers

ATLANTA, Ga. (AP) — The Coca-Cola Co. announced Wednesday it has established new job classifications and granted wage increases averaging 23 per cent to approximately 300 full-time workers currently employed in the company's citrus groves in Florida.

The company had announced a program to upgrade citrus workers before a U.S. Senate subcommittee last month in Washington.

8-13-70

J. Lucian Smith, president of Coca-Cola's foods division, said farm workers now have been classified as regular employes and they will become eligible for insurance and retirement benefits Sept. 1.

For most of the citrus employes it will mean a pay raise of about $17 a week, the company said.

Pilot Program

The company announced also that it will initiate a pilot training program to enable migrant farm workers to become full-time employes and pay them a combination of hourly and incentive rate rather than piece work rates.

Smith said the pilot program will train about 50 harvest workers this fall

J. Paul Austin, president of Coca-Cola, testified July 24 before a Senate subcommittee on migratory labor that the key to solving many of the problems of the nation's migrant workers is to turn their season work into full-time jobs.

He said, "Every migrant with the talent and ability to do so will have the same opportunities to rise in the Coca-Cola Co., as any other employe.

"We must replace generations of despair with hope and ambition and this will require a major and concerted array of social services," Austin told the senators.

Agri-migrants

Coca-Cola Boosts Migrants

The Coca-Cola Co., as promised, has instituted numerous employment reforms for its Florida citrus workers, the company said Wednesday.

J. Lucian Smith, president of the company's foods division, said in Orlando that some 300 full-time workers have been given new job classifications and pay increases averaging 23 per cent or $17 per week. The workers will be classified as "regular employes" and thus entitled to numerous fringe benefits offered by the company, Smith said.

THE ANNOUNCEMENT, released by Coca-Cola's home office in Atlanta, indicated that the reforms were basically those outlined by the company in testimony before the Senate subcommittee on farm labor last month. They were termed part of an extensive farm labor reform program begun more than a year ago.

The program includes a pilot training program aimed at enabling migrant farm workers to become full-time employes, receiving a combination hourly wage and incentive pay rather than the piece work rates prevailing in the citrus industry.

Smith outlined other reforms included in the program, including improved housing, social service centers for migrants and health and life insurance programs.

The company's migrant labor policies, along with those of the entire citrus industry, were criticized in a television documentary aired last month.

Agri-Migrants

Regular employment changes life styles

Bill Kelly, head of the program.

By Phil Garner

WILLIE Reynolds, for most of his life a migrant fruit picker, sat in the driver's seat of the Winnebago van transformed into a traveling community center, and looked through the windshield at the new three-bedroom house which was his home.

"It's like bein' born again," said Reynolds. "I'd been in houses like this but I was always a visitor. I never thought I'd own one."

A few miles away, in her office in one of the small green shacks that are the remnant of earlier attitudes, Mrs. Georgia Rushing, also a former fruit picker, counselled with fellow black laborers, noting their problems, planning an accounting with the owner of the groves.

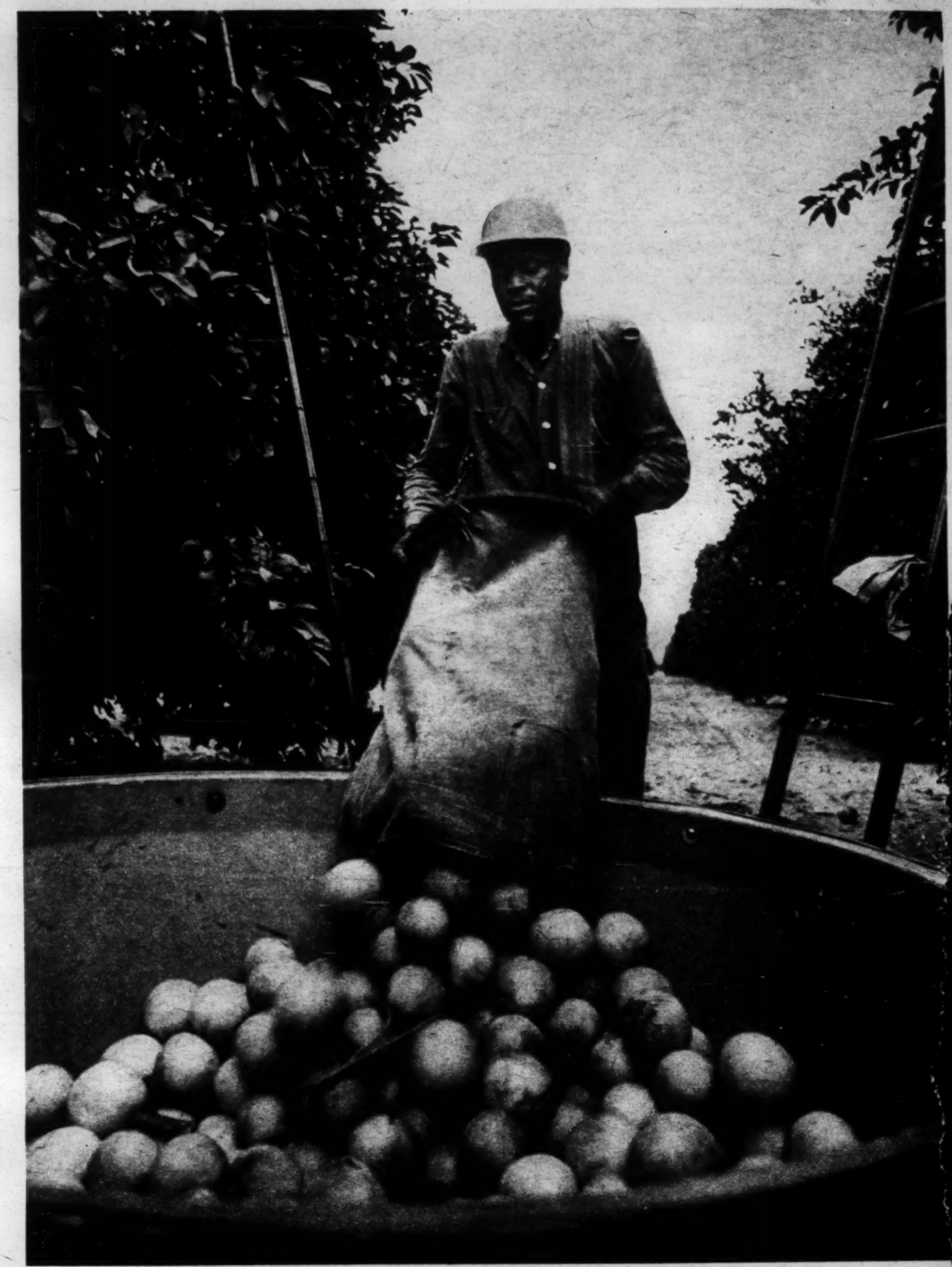
Herman Marshall, black and a former migrant worker, adjusted his tie, climbed into the company's pickup truck and drove to the new housing development of Lakeview Park, ready to show the houses to black picker families and explain how they might be bought.

In the orange groves a black supervisor talked easily with his men in a reversal of roles that was unheard of two years earlier.

Bob Oliver, the chairman of a workers' committee on adult education, paused to assess what was happening: "My boys will be lucky," he said. "I wasn't so lucky, but my sons, they will be."

A white supervisor confided: "Things are different. I never would have thought things could be so different."

"If you say you're gonna let the people run the show, you've damn well got to stand



A picker, now a full-time employe, empties a bag of grapefruit into a barrel.

A New Life for Migrant Workers

by and let them run the show," said a consulting sociologist, "no matter how many mistakes they might make or how long they take."

"The people . . . had absolutely no hope in life whatsoever," said a top company executive. "They were committed to poverty forever.... We set out to see if something could be done."

The activity in the citrus groves in south central Florida might well have been the work of outside organizers—labor unions, anti-poverty agencies, social action groups.

But what was happening in the 30,000 acres of Minute Maid citrus groves was the pet project of the Coca-Cola Co., which had owned the groves for about 10 years and was now attempting to change the cycle of migrancy and poverty among its workers.

In 1969 an NBC-TV documentary had explored the plight of migrant citrus pickers, focusing on Coca-Coca's workers, recording their poverty, illness, discontent and hopelessness.

Coca-Cola executives claim their "Agriculture Labor Project," as they call it, had already been in existence for nine months. The project was, in fact, referred to in the TV documentary.

"They just mentioned that Coca-Cola had some sort of plan," said a top executive, ruefully. "They didn't give us a chance to explain it."

BUT plan or not, Coca-Cola had been caught with the results of its past callousness showing.

With the help of a firm of behavioral science consultants, Coca-Cola has a long start on a program unique in the agriculture industry, unheard of elsewhere in dealing with migrant workers.

Because of the project's emphasis on worker involvement in policy-making and implementation, it is viewed with much suspicion by neighboring citrus growers and others.

The town of Frostproof, Fla., for instance, declined to extend sewer and water services to a community of new houses to be occupied by workers. Coca-Cola installed the sewers at its own expense.

But opposition, say company officials, has been mostly covert and has not slowed the project perceptibly.

Winning over the other growers, the community, federal agencies, anyone and any organization whose understanding might help the project work, is, in fact, a part of the plan—a key facet of the company's "total systems" approach.

The plan's five "underlying principles," according to Coca-Cola, are involvement of the workers, emphasis on long-term goals, assurance of economic practicality, emphasis on self-help and the "total systems" concept.

In the meantime the fledgling program is producing enough immediate results to alter drastically the working conditions and life styles of more than half the company's work force in the groves.

Within one year, for example, more than half the 1,200 workers were placed on "regular" employment status, bringing each an average annual income of $6,500, compared to the estimated $2,200 income for pickers in the rest of the state.

Coca-Cola acquired the Minute Maid groves in 1960 and operated them as a subsidiary, a separate operation drawing very little attention from corporate management.

Bill Kelly, a vice president for personnel brought in from Houston to be vice president of Groves Operation, described the Coca-Cola groves as ". . . much like those of any other grower. . . . There was little knowledge of how things in this operation might be different from those anywhere else in the company or recognition of the problems of the people in the groves."

IN 1967, however the Minute Maid Division of the company, in Florida, and the Duncan Foods Division, headquartered in Houston and mainly in the coffee business, were merged into a newly created entity called the Foods Division.

"At that time," said Kelly, "there became an awareness especially on the part of Paul Austin (president of Coca-Cola) that we were truly in fact in the groves business in Florida . . . and what we needed to determine was, 'Are the conditions with our people in Florida as bad as we hear they are nationally?' "

The answer was that conditions were deplorable.

"The people had low incomes, substandard housing, substantial unmet personal needs, substantial unmet personal problems and absolutely no hope in life whatsoever," said Kelly.

Coca-Cola hired a conventional survey conducted among its groves workers and came up with some surprising conclusions: everybody was happy. "The survey team came back and said, 'They love it here, they love their work, they like things the way they are,' " recalled a sociologist hired by the company. "Of course, what was happening was that the people considered the survey team a representative of the boss and they always told the boss what he wanted to hear."

Detecting the inconsistency of the report, Coca-Cola observed the most obvious ills on its own and drew up a plan for dealing with them. But first, they asked Scientific Resources, Inc., a company of experienced behavioral scientists, to look the plan over.

Said Arnold Harris, a sociologist with SRI, "They told Coca-Cola it was really a very good plan. It would spend a lot of money, provide services and training but they didn't know if it was going to work at all because everything was to be given to the people. It was like welfare. It wasn't asking the people what they needed. As a welfare program, they were doubtful if it would work because welfare programs had never worked."

To discover what the fruit pickers really thought and wanted, SRI sent three black social workers to live and work "undercover" among the workers.

It was a bit like spying, but, said Harris, "They weren't collecting information, they were feeling what it was like and sensing the problems and attitudes and atmosphere."

The Agriculture Labor Project of Coca-Cola was designed to meet those needs. Planners divided them into five components: (1) employment and income, (2) housing, (3) health, education and social services, (4) organizational development and support and (5) community relations and support.

Photography by Floyd Jillson

The new houses in Lakeview Park were designed with the consultation of citrus-picker families.

"It was difficult," said Kelly. "We didn't know where to start or how much we could afford. I wish there had been a way we could have gotten a book to tell us how to do it, but there wasn't.

"It had to be a program the people themselves wanted and one in which they made the decisions," said Kelly. "History has proven these people have had centuries of promises, very few having been kept, and they didn't believe anybody.

"And, whatever they did get was always given to them. They never had the satisfaction of doing it themselves."

In March 1970, Coca-Cola began implementing the program. It was one thing to decide to make the workers participants in decision-making, quite another to accustom the supervisors, even the workers themselves to the idea.

TO stamp out most of the evils of the system, it would be necessary to eliminate inasmuch as possible the element of migrancy itself, a migrancy based upon the seasonal nature of the work.

Coca-Cola had approximately 200 "caretaking" employes who worked year-around on an hourly paid basis. Its pickers, however, nearly all worked on a seasonal basis. They worked six to seven months of the year, then took off for New York to pick apples or cherries.

"That area was the easiest to change," said Kelly. "We have the world's largest lemon groves. Lemons are harvested from August to December when no oranges are harvested. This made it possible to move people down there on the off-cycle from the oranges."

The lemon *(Continued on Next Page)*

(Continued From Page 9)

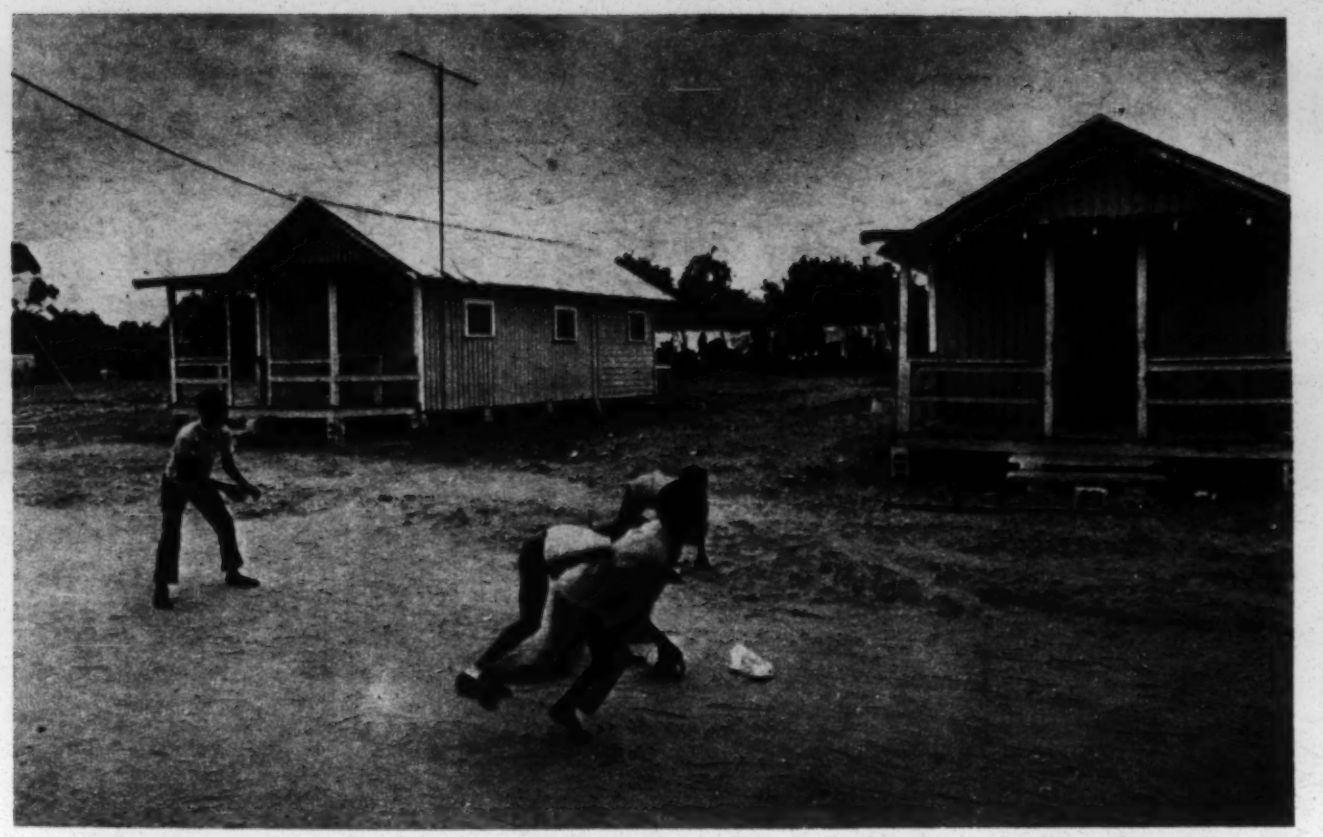
groves, however, do not require as many pickers as the orange groves. Some of the slack is taken up, however, by assigning others duties in the groves such as pruning.

The company immediately brought all 300 grove employes under "regular employe" status and by December 1971 had made 325 additional pickers regular employes of the company.

"You've got to start with the premise of a livable income or there's no hope for the laborer at all," said Kelly.

ALL regular employes are guaranteed a minimum weekly income. If the weather is bad and harvesters cannot pick fruit for the piecework rates, they get $50 anyway. If groves employes are not able to work, they receive $70-$80 per week. It is a regular income most of the workers never were able to count on before. Regular employment status also means medical and life insurance, retirement plans, paid vacations, holidays and sick leave.

"But this is not a one-way street," said Kelly. "To the extent that we can make it that way, this program has got to be economically viable, because the Coca-Cola Co. is not going to go to the effort and put money into something like this unless it gets something out of it . . . the program just makes good business sense . . . before it didn't make much difference how many pickers you had because they were all paid on a piecework basis. One hundred workers picking three boxes a day was the same to the company as three workers picking 100 boxes a day. But it makes a difference as far as the worker is concerned . . . the only answer as we see it is to have fewer employes do more work and earn more money."



A few company-owned houses remain but Coca-Cola is working to eliminate them all.

Fruit picking looks easy, feels exhausting.

This means, of course, that some workers will no longer have jobs in the Coca-Cola groves. But, Kelly said, many of those would have been part-time help such as the wives and older children of regular pickers or the drifters accustomed to working a day or two and moving on.

However, the better job meant a different life style for the worker.

Said Kelly: "We had to say to him: 'Here's the job and here are the benefits. In return for that you have to provide certain things for the company and one of them is that you must work every day. . . .' This was never true historically. Everybody just worked when he wanted to work . . . the average was three days a week.

"We told him: 'If you want this job and this income and this security, you've got to work for it.'

"THIS didn't happen just because we said it. There was a lot of reluctance. Talking about their doing what the company had for them to do when there was no picking wasn't received with great enthusiasm either. We told them, 'You've gotta work five days a week and you've gotta work all day and you've gotta meet production standards. If there are 50 boxes a day in a particular grove and you can't pick but 20, then you can't have the job.' We really have been satisfied with the results."

By eliminating most of the migration, Coca-Cola also did away with the need for "labor camps," large barracks used to house the legions of drifting workers who appeared each year. Before that need was eliminated, however, a new labor camp was built, clean and brightly painted, centered about recreational facilities. Now it stands empty, protected by a high wire fence. It will be used later for a social center.

"The people have worked where we have asked them to work," said Kelly. "They've been happy . . . They want these jobs . . . they feel an attachment to the company they never felt before . . . the turnover is far less than the average personnel turnover for the entire company . . . this means some financial savings, not net savings, but we've saved on not having to operate labor camps and having a local labor force that is stable. . . ."

STILL left with approximately 600 employes who would be forced to migrate North in late summer to pick fruit there, Coca-Cola in April sent three representatives to a grower of apples and cherries in Wayne County, N.Y., who had a reputation for fair treatment of migrant workers. Sociologist Harris was among them.

"We saw his records and stayed in his housing and asked him questions and saw anything we wanted to see," said Harris. "We sent a crew of about 25 people, some with families, up there in late June or early July as a pilot program and they got back about November. It worked. They went up knowing they had decent housing. They knew the kinds of conditions that were here and they knew they could come back here and be fully employed. I think we will probably send five times that number next summer. While it won't eliminate migrancy, at least they don't have to go someplace where they don't know what they'll find and don't know what's going to happen when they get back."

The pilot program also eliminates the traditional "managers," free agents who recruited and delivered labor gangs, negotiating pay, dispensing money and keeping a share for themselves.

"We still have a substantial number who don't have jobs for the whole year and we're trying to do something about that," said Kelly.

Those seasonal employes, however, are provided life and medical insurance which covers them even (Continued on Page 12)

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RICH'S BUDGET STORE

(Continued From Page 10)

while they are away from the Coca-Cola groves or on other off-season jobs.

A seasonal savings plan also makes the migrant's life more secure. "At the end of June, they don't have any oranges to pick and they've got to make connections elsewhere," said Kelly. "They don't have unemployment compensation. They're exempt from that federal law."

The worker has the option of putting 5 percent of his pay into savings. He may withdraw all or any portion of the money whenever he wishes. If he leaves the money in for the duration of the harvesting season, however, Coca-Cola matches it dollar-for-dollar. Since the money is placed in bank savings accounts as well, he also draws the bank interest on it.

Before the project began, Coca-Cola housed nearly all of the permanent groves employes and about 100 of the estimated 1,000 seasonal pickers in company-owned buildings. About 300 lived in the labor camps.

A major feature of the project, however, was to get workers out of company-owned housing.

SAID Kelly: "It is undesirable for an employe of a company to live in company-owned housing because it puts him at a disadvantage. To begin with, he doesn't have the freedom of changing employers like most of us. Living in company housing even takes away control of his private life. Besides, the housing was bad, physically bad. But the people had nowhere to go. We couldn't find suitable housing for these people to rent, so, experimentally, we said let's try to build new homes that contribute to the way the people want to live."

The result was Lakeview Park, a community of 85 homes set on prestigious Clinch Lake near Frostproof, Fla. By early December, 22 of the houses had been built and 48 had been sold. Twenty-five were under construction.

The community had been very carefully planned with cul-de-sacs, sidewalks, trees, shrubbery, grass and hidden utilities.

A committee of workers had conferred with the architects who designed the houses. A homeowners association had been formed and already had begun making rules against such things as junk cars and unmown lawns.

Pickers' children at play in a day care center.

COCA-COLA owned the original acreage, formerly an orange grove, and sold the lots at cost to the developers. Workers were guided through the FHA loan-making process by company employes such as Herman Marshall, a former-fruit-picker-turned-real-estate-broker.

Workers were buying through FHA's 235 program, under which a person with sufficiently low income and a sufficiently high number of dependents may receive Federal subsidies which would keep the interest as low as 1 percent.

"The company, unfortunately, is going to end up subsidizing a part of the community," said Kelly. "I say 'unfortunately' not so much because of the money but because we had hoped to be able to prove that somebody could build a community like this."

Two elements combined to prevent the project from breaking even: (1) architects' fees were increased by the unusual length of time spent incorporating the workers' ideas into the plans and (2) the Coca-Cola Co. was forced to pay for installation of sewerage and water systems when the City of Frostproof refused to extend such services.

Kelly declined to elaborate on the city's decision-making process, saying merely, "They said they couldn't handle it."

Across the lake from the Lakeview Park however, one can see the large homes of prominent citrus growers.

"How would you feel," said one Coca-Cola associate, "if you were president of the citrus growers and somebody asked you where you lived and you said, 'Oh, I've got a house on Lake Clinch.' And the guy said, 'Oh, yeah. I know ol' Willie Marshall the orange-picker. He lives over there, too.'?"

Thousands of other houses are served by sewers on the opposite side of the lake.

The houses in Lakeview are built by a separate development corporation, not by Coca-Cola, and are available to anyone wishing to live there, not just employes of Coca-Cola. Other housing developments are planned as well.

"We hope to interest developers in other areas," said Kelly, at the same time qualifying the idea. "We expect anybody to make a profit but we don't expect people to take advantage of the people who are going to be buying them."

THE company had reduced the number of employes living in company-owned housing to an estimated 200 to 500 by December, and Kelly predicted the number would drop to about 40 in another year or year and a half.

The company housing that remains — green wooden shacks in some areas, concrete block houses in others — is inferior, even though Coca-Cola has made recent improvements. Some still are without indoor bathrooms.

"We decided," said Kelly, "that we could not forever be

(Continued on Page 17)

'We could not forever meet personal needs'

(Continued From Page 12)

in the business of meeting the personal needs of the people ... so we decided we would let the people do it themselves."

Four geographical areas of workers were established and the people in them formed non-profit corporations, usually called community development corporations. Each has an elected board of directors on which 18 persons are workers and seven are advisors – one from the company and the rest from the business or professional community.

Only the workers may vote, however.

The corporations, consisting of approximately 150 families each, meet to deal with community concerns such as adult education, child care, tutoring, recreation, medical care, dental care, cultural activities, voter registration and scholarships.

"The people do the deciding and then they come up with a way to do it," said Kelly. "They come to the company once a year with a budget and we review it, kinda like the federal government. And some are approved and some are withheld and some are changed, but generally they are adopted as proposed and are funded by the company."

THREE of the four community development boards are in operation.

Although the program is too young for widespread activity, several projects have been funded and begun, among them a child development center where children of working mothers are kept during the day, a medical program which brings doctors to children, some of whom have never been seen by a doctor before, and a basic education program.

"I wouldn't anticipate that these things would be funded by the company forever," said Kelly. "But the important thing is it works."

Kelly envisions the boards eventually going to the federal government rather than Coca-Cola for their financing.

To facilitate the changes in the life styles of both workers and management and their relationships to each other, Coca-Cola organized "worker-management committees" on which representatives of workers air problems or complaints with their supervisors.

"That wasn't easy to get started either," said Kelly. "Usually these people don't talk. They had to learn, too, that the boss could be called anything you wanted to call him in that meeting but when you left out that door, you didn't talk that way about the boss anymore. A lot of the things that have happened here have come out of the relationships developed in those meetings."

BUT telling a white supervisor who has 25 or 30 years of experience with black migrants that the workers now had a voice in policy and a right to talk back, wasn't enough, according to Kelly.

"You don't undertake these drastic changes without a whole lot of work with your management people," said Kelly. "They have always looked at things in a different light and we had real problems when it came to change. Racism is a real problem in agricultural employment. How do you suddenly look upon people in a different way and have people promoted such as we have done for black supervisors where it had never happened before?

"The management people have their own set of problems. If they live in a community, for instance, where people don't accept what we're doing and their neighbors don't understand. That's where the support comes, you know. You've got to get management people to change and you've got to support them while they're doing it."

The company sent its managers to "sensitivity training" sessions, with gratifying results.

The most immediate problems were tackled first:

Managers were accustomed to loaning money to pickers at high rates of interest – sometimes on a borrow-one, return-two basis. Workers were accustomed to bringing children into the groves.

(Continued on Page 39)

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Sensitivity sessions revealed old wounds

(Continued From Page 17)

It was a way of life. Black supervisors were having problems adapting to their new roles.

"We told the managers, 'You can't lend a picker money and charge him interest,' " said Kelly. "It was unheard of. We were told that all of the people would quit if we enforced that policy, but we did enforce it and if everybody quit, they'd just quit. We'd leave the damn fruit on the trees." But few workers quit over the no-loan policy, chiefly because Coca-Cola established its credit union and hired a representative to stay in the groves with the workers and encourage them to develop other borrowing habits. Workers were allowed to obtain advances on wages "on-the-spot." A check could be written by the supervisor in the field. But usurious interest practices were eliminated.

SAID sociologist Harris: "The workers had a pattern where if you didn't borrow money, something was wrong with you. If you had the capacity to borrow and you didn't, you were missing out on something. It was a way of life to borrow money."

But as incomes increased with more steady employment, the demand for loans decreased.

Sociologist Harris led some of those discussions which he called "normative systems" sessions.

"You examine the ways you are really behaving in comparison with what is the good way of behaving," said Harris. "And then you begin to find ways of changing common practices into ideal practices. Part of the approach is to free people to speak about themselves."

Some of the sessions included top executives of Coca-Cola, including president Paul Austin.

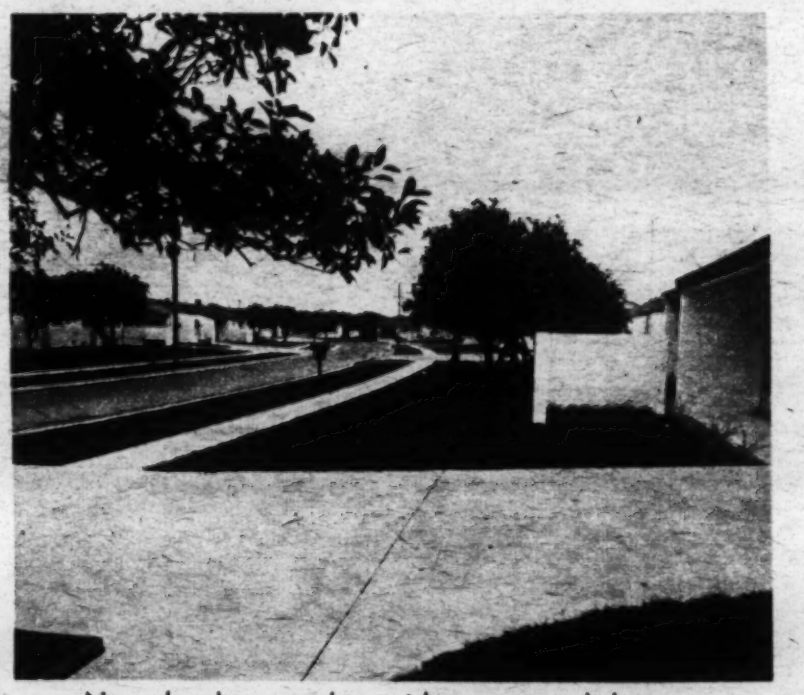
A segment of the sessions called "personal sharing" brought the most useful results.

Participants were asked to talk on the subject: "What do I know about me that you don't know about me but which, if you knew about me, would allow you to understand me better?"

"People would sit there and describe how they were brought up in poor circumstances and as a result have always been uptight about money or about success and they would give examples about how this affected their lives," said Harris.

A frequently revealed problem was black-white relationships.

"A black man might talk about 'My first experience with a white and when he said to get off the sidewalk'," said Harris, "or a black woman might tell how the only people who were ever good to her were white and how as a girl the nice white people gave her shoes and her black cousin stole the shoes from her, so her recollection is of good whites and bad blacks. Black people are lousy to her and she doesn't trust them. Anything white is good to her."



New development has wide streets, cul-de-sacs.

IN "feedback sessions" a day later, each participant is evaluated by the others to his face.

"They won't criticize him as a human being," said Harris. "They will say how they see him ... if everybody tells him the same thing, he takes it very seriously."

"We have really been pleased with the results of the sensitivity sessions," said Kelly, who has, himself, been observed to change in his personal involvement since arriving on the job.

"At first," said one associate, "if you asked Bill why he was here on this job, he would say, 'Because they sent me here.' That was his motivation. Now he is excited by the concept of what's happening. It's more than merely the achievement of the task given him."

KELLY and Harris and most of the others directly involved fully expect the project to work.

"Our objective is to make opportunities available for people to better their lives," said Kelly.

Harris has worked in "social action" and "civil rights" programs for the past 25 years.

"In all of those experiences I never had the feeling of immediate accomplishment that I have had in five months here," said Harris.

Coco-Cola has soft-pedalled the project, waiting for more conclusive results before blowing its own horn, a task for which it has proven itself to have the wind.

Coca-Cola does not wish to be accused of creating the project purely for the sake of appearances.

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THE ATLANTA Journal and Constitution MAGAZINE

CONCEPT PROPOSAL
FOR A
MIGRANT AND SEASONAL FARM WORKERS
DEMONSTRATION PROGRAM

Submitted To:

Southeastern Federal Council

Submitted By:

Southern Regional Council
52 Fairlie Street, N.W.
Atlanta, Georgia 30303

October 31, 1972

INTRODUCTION

The phasing-out of several labor camps (and the accidental burning of one camp) has contributed to the ever-serious migrant housing problem in South Dade County, Florida. To further compound the problem many of the real migrants are beginning to remain in the area year-round thereby creating greater demand for more permanent dwellings.

In reaction to this demand two private developers (Wayne Judah [Construction Company] and Jerry Flick) have been, over the past year, planning a Turnkey III housing project for a site in South Dade County. The proposed project would consist of approximately 450 units on a sixty-eight acre tract just north of Homestead, Florida. On part of the site is a dilapidated private migrant labor camp.

The Developers have received from HUD a verbal commitment to provide from 400 to 500 annual contributions contracts for the development provided an adequate social services component is built into the project. The aim of such a program is to build into the project safeguards against blight, decay, abandonment, and crime. The local public housing authority recognizes the criticality of the migrant housing problem and is backing the project.

There is opposition to the project from a major community group--Organized Migrants for Community Action (OMICA)--that initially supported the project. One main contention of OMICA's opposition is that the project is badly planned and will become an instant slum.

There remain differences to be worked out between OMICA, other community agencies and the Developers.

In light of the increasing demand it is axiomatic that some public housing units will be built in this area. The real question is can such housing become the nucleus of an attractive, safe and decent community. The elements for decay--low income, low education and skill levels, lack of home maintenance capability, no sense of community--are present in abundant proportions in the target population. Public housing projects in general would benefit from successful and innovative approaches to the problems associated with maintaining stable and viable housing development.

This proposal is for support of a comprehensive community services program to be incorporated into a proposed Turnkey III project in South ~~Data~~ Dade County. The basic theme of this proposal is the development of self-reliance and a knowledge and institutional base by the

prospective clientele who historically and by nature is transient. The basic approach is to convene the various sectors of the community and to involve those in the planning and development of a detailed program and implementation mechanisms.

Beyond the normal occupancy counseling there is apparent opportunity for a multi-faceted program which speaks to the stabilizing trend of migrants, under and unemployment, and the prevention rather than correction of decay and deterioration of a large scale public housing project. Such a program would include basic education, manpower training, economic development, health care, consumer education, and community involvement.

PROPOSED PROGRAM

Concept: To be tested is the notion that migrant residents, with support from that corporate or agri-business structure that employs them, within a public housing project can develop special programs and services that are necessary for building a stable community to serve their own varied social and economic needs.

Goals: To demonstrate that large-scale public housing projects do not necessarily decay, have a high crime rate and become a blighting influence on the surrounding neighborhood, and generally develop into a slum.

To help stabilize the individual economic base of public housing residents.

To help migrants make the transfer from migrant status to permanent status.

To develop a comprehensive program to speak to the problems common to public housing residents as a way of preventing dilapidation.

To demonstrate that with creative management and citizen participation, Turnkey III can in actuality lead to home-ownership.

To alleviate the friction between migrant ethnic groups of the target population and to channel individual/group energies toward positive goals.

Objectives:

To establish a formal organization of the residents to monitor and promote their collective interest.

To develop a cooperative or community development corporation within the project to engage in profit-making ventures.

To involve those companies who benefit from migrant labor in the development of a program to deal with migrant housing problems.

Phase I: Program Planning and Development

In the past the migrant communities in South Dade have rejected social programs in which they have had limited or no input. The emphasis of the approach outlined is on developing the individual's knowledge and institutional bases and thereby increasing self-reliance. The accomplishment of these ends demands effective involvement of the migrants in developing the community services program. This proposal suggests the following areas of concentration but does not purport to have a detailed program.

1. Employment and Economic Development
2. Home and Financial Management
3. Health (Physical and Mental)
4. Day Care
5. Youth Development Services
6. Legal Aid Services
7. Programs for the Aged
8. Supportive Services

We propose to undertake over a six month period the work activities outlined below. At the end of this period, we will have developed a detailed plan suitable for funding and mechanisms for implementation involving the migrants, local agri-businesses, and other community institutions.

I. Community Organization

A. Smooth-out frictions between organizations and ethnic groups.

B. Provide the mechanism for effective and full participation of migrants and seasonal farm workers.

C. Involvement of migrant organizations such as Migrant Services Foundation, Florida Rural Legal Services, OMICA, Redland Christian Migrant Association, Mexican American Chamber-of-Commerce, etc.

II. Interagency Coordination

A. Local

1. Miami Department of Housing and Urban Development

2. Community Action Agencies

3. Metropolitan Miami/Dade County Public Social Service Agencies

B. State

1. Department of Social and Rehabilitative Services

2. State Coordinator for Migrant Services

3. State Labor Department

4. Cooperative Extension Service of the University System of Florida

C. Federal

1. Department of Health, Education and Welfare

2. Department of Housing and Urban Development

3. Office of Economic Opportunity

4. Law Enforcement

5. Environmental Protection Agency

6. Department of Labor

7. Department of Transportation

8. Department of Commerce (Economic Development Administration)

III. Program Development

A. Design Overall Social Services Program

B. Design Economic Program Involving Local Agri-business, Economic Development Projects and Job Training Projects

Preliminary Budget (six months)

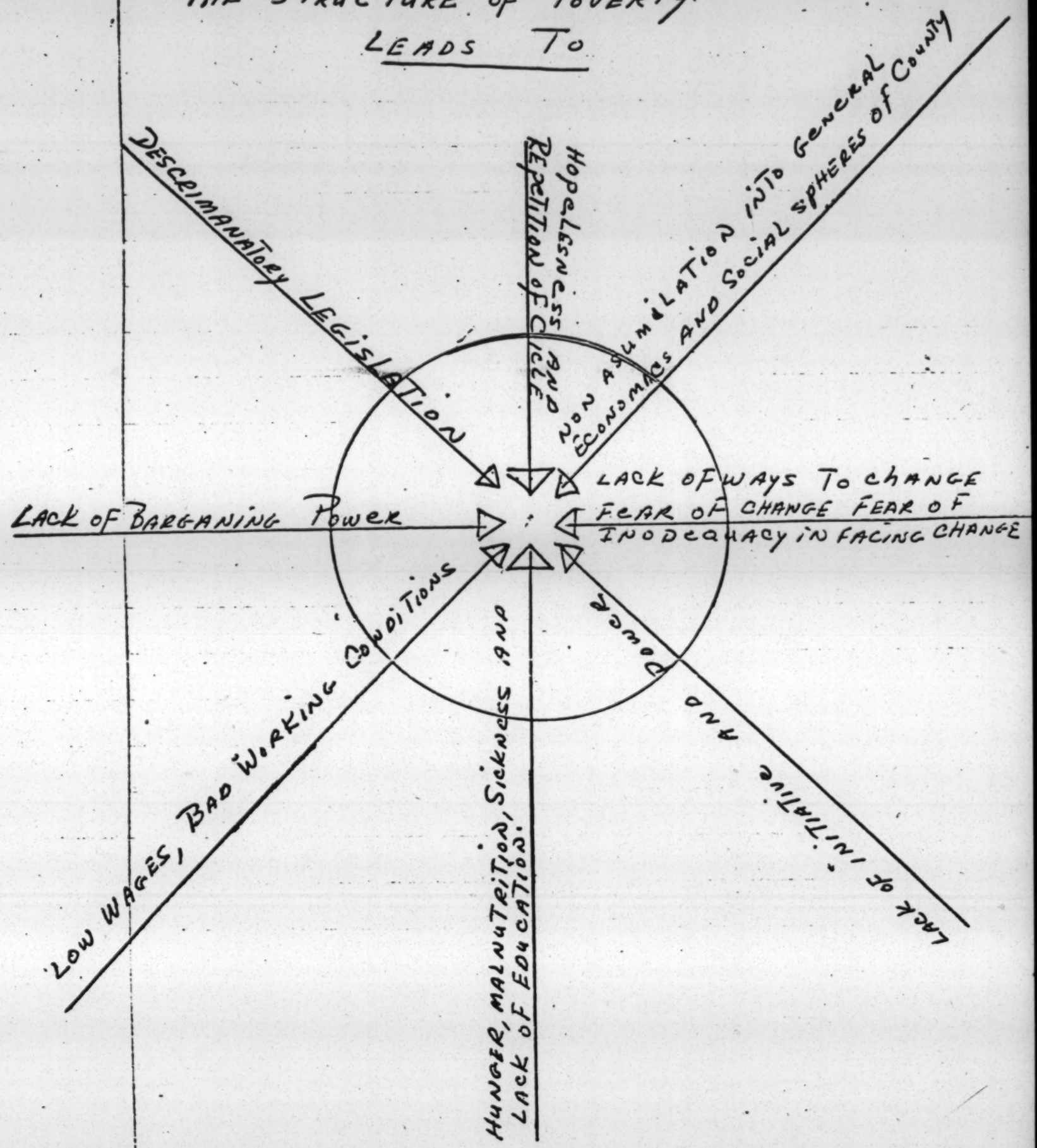
ITEM	SRC IN-KIND	FEDERAL FUNDS	
Personnel			
Project Director	$2,500		
Clerical	500		
Field Director		$ 7,000	
Clerical		2,500	
Space and Equipment			
Atlanta	1,000		
Dade County		2,000	
Travel			
Project Staff		3,500	
Citizen Participation		1,500	
Postage and Printing			
Total	300	1,200	
Consultant and Contract Services			
Community Organizations		6,000	
Planning Consultants		12,000	
	$4,300	$35,700	
Project Total			$40,000

O.M.I.C.A
P.O. Box 1351
Homestead, Florida 33030

file

"THE STRUCTURE OF POVERTY"

LEADS TO



THE STRUCTURE OF POVERTY

Discriminatory Legislation

leads to

Lack of Bargaining Power

leads to

Low Wages, Bad Working Conditions

leads to

Hunger, Malnutrition, Sickness, and Lack of Education

leads to

Lack of Initiative and Power

leads to

Lack of Ways to Change, Fear of Change, Fear of Inadequacy in Facing Change

leads to

Non-Assimilation into General Economic and Social Spheres of Country

leads to

Hopelessness and Repetition of Cycle

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DISCRIMINATORY LEGISLATION

1--exclusion of farm workers from the NLRA

2--no protection under Workman's Compensation and Unemployment Compensation Laws

3--importation of foreign labor

4--general exclusion of the very poor from participation in housing, small business, and loan programs

5--unconstitutional residency requirements for receiving of Welfare and health services

6--discriminatory and humilliating Welfare system

LACK OF BARGAINING POWER

1--lack of individual power (no competative employers, no defense against refusal of aid by welfare, health, and other programs)

2--lack of group power (no right to organize to defend selves, or to bargain collectively with employers and programs of aid)

LOW WAGES, BAD WORKING CONDITIONS

1--low wages are maintained by the system of contracting and crew leaders (if there could be unions and hiring halls, there would be no need for contractors, the farmers would not lose money, and more money would reach the worker, without raising the price of food)

2--bad working conditions and low wages maintain a slave labor system, which insures that the farm worker's children will have to live the same way he did and will continue to be slaves to agri-business.

HUNGER, MALNUTRITION, SICKNESS, AND LACK OF EDUCATION

1--children cannot study if they are hungry, always ill, and trying to do homework in a crowded household

2--low wages and illness force parents to take older children out of school in order to help with the work, or to look after small children so that the mother can contribute to the income.

3--low wages prevent savings and make impossible to avoid the indebtness that prevents farm workers from getting out of the migrant stream and out of poverty.

LACK OF INITIATIVE AND POWER

1--a hungry man with children who are sick or suffer from malnutrition cannot think of the future, but has to struggle along day by day

2--a man who must be constantly struggling to live and keep his family alive has no energy to organize with others, think of new solutions, or try new paths (such as getting more education)

3--a man who thinks he has no power, has no power

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LACK OF WAYS TO CHANGE, FEAR OF CHANGE, FEAR OF INADEQUACY IN FACING CHANGE

1--he knows that he can survive as a poor farm worker, but he does not know if he will be able to handle a different type of life, among different people and different ways of thinking.

2--even though he wants to change, the attitude of many people towards farm workers, and poor people in general, and the lack of assistance he is given , impedes his progress

3--because of his lack of education, the farm worker who is an expert in the field, lacks skill to compete successfully with other workers in other trades, and knowing his inadequacy, lack of skill and lack of English, he is afraid that he will be fired soon after beginning a new job.

NON-ASSIMILATION INTO GENERAL ECONOMIC AND SOCIAL SPHERES OF COUNTRY

1--because of the great difficulty involved in changing his pattern of living, the farm worker is excluded from the main stream of American society

2--there is very little pride among La Raza, because they are not liked or respected by the general population, and are discriminated against (they must isolate themselves in order to retain some self-respect)

HOPELESSNESS AND REPETITION OF CYCLE

1--because of all we have said, there is a general feeling that the way things have always been, is the way things will always be

2--because of the hopelessness, the lack of resources we have already described, and the effects of all the problems we have mentioned, the cycle of poverty continues to repeat itself, and will continue indefinitely, if we all continue to do nothing to prevent that.

SOLUTIONS TO THE PROBLEM OF THE CYCLE OF POVERTY

1--the men who are in power must fight hard to make real changes in society and society's laws (change all discriminatory laws and attitudes)

2--the men who are in power must help the powerless to gain power and rights through the traditional governmental processes of our democracy (organization, unionization, legal aid, programs of extra help for the poor)

3--the programs designed to help the poor and the farm workers must learn to really listen and respond to the special problems of those they are supposed to help--bad programs (those which work for the Establishment, for those in power) must be eliminated--good programs (those which, despite the powers that be, fight for the poor) must be maintained and encouraged in their activities.

4--if the poor are not given extra encouragement and help in gaining power over their own lives and influence in the general society, in order to eliminate poverty--if the governments, local and national, do not respond to the real needs of the poor through traditional processes--the poor will find other ways to make their needs known and to gain power.

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Re-type

O.M.I.C.A.
ORGANIZED MIGRANTS IN COMMUNITY ACTION

INTRODUCTION

O.M.I.C.A. is the people. It is the voice of the migrant farmworker directly not through a middleclass interpreter.

We have been organized for five years, and now have several thousand members. We organized so that we could have an effective voice in dealing with the O.E.O. programs and federal and state agencies that are supposed to respond to our needs. We had become tired of people studying us and then deciding what is best for us.

O.M.I.C.A. is a non-profit corporation chartered by the state of Florida under its full name "Organized Migrants In Community Action, Inc." It is a self-help organization made up mostly of Mexican-American, Purto-Ricans and Blacks farmworkers and their families. OMICA presently has more than six thousand families in its membership. We have been organizing for more than five years, and presently there are OMICA chapters in the lake Worth Delray Beach area, Homestad, Belle Glade, Okeechobee and Indiantown, and Immokalee.

OMICA has a board of directors consisting of the representatives of each chapter, two members at large, and the four officers of the organization.

Since the creation of OMICA the general goals are as follows:

1--To settle families out of the Migrant Stream and break the poverty by providing employability and supportive services.

2--The creation of new housing, individual home ownership and rental; the enforcement of housing codes and camp sanitation codes.

3--The obtaining of grants from foundations to further the purpose of OMICA.

4--The obtaining of better education through vocational and job training, adult basic education, and an attack on the problem of children attending school.

5--The improvement of wages and working conditions of farm workers, enforcement of the social security deduction by the farmer, and an attack on the workmens Compensation and Unemployment Insurance exclusions.

6--The creation of Day Care centers and Headstart programs.

7--The economic development of farm workers through cooperative gas stations, grocery stores and other businesses, credit unions, and a store-front program to serve as a clearing house for information and coordination of economic development programs.

8--The establishment of reception centers for migrants.

9--The improvement of medical facilities and services for the poor.

Some of the recent activities of our organization have been:

1--Distributing emergency food grants to needy families during a freeze in 1968.

2--Taking advantage of donated furniture, utilities, and lumber from a condemned motel in order to provide furniture to needy families at little or no cost.

3--Serving as a clearing-house for poor people, directing them to available services and making sure that these services respond to the peoples needs.

4--Testifying on the life of the farm worker before the Senate Select Committee on Hunger and Malnutrition and before the Senate Subcommittee on Migratory Labor.

5--Holding a large and successful fund-raising campaign which included a series of dances culminating in the coronation of a queen of sprin.

PAGE (s) MISSING

joined the walk held in Miami. Farmworkers marched 30 miles along with students. Then O.M.I.C.A. submitted a proposal, it was able to obtain 10,000 dollars for the farmworker's store. A meeting was held by farmworkers to decide the location of our store and because of the conditon and isolation of Immokalee farmworkers, it was decided to develop our store in Immokalee and also make use of a building already ours at the Farmworkers Center. Farmworkers again joined tegather in painting and preparing the building for the store.

The farmworkers store is now being used as a training center to train meat cutters and managers. One most important fact, is that, our farmworker's store is self-supported and will soon expand to a neighboring city, La Belle.

In 1968, the first project developed in Florida was our first spanish newspaper, titled, " Nuestra Lucha ", (Our Struggle). Through our newspaper, which was developed out of contributions and donations, we were able to reach many of our people in the state of Florida. Subscribers to " Nuestra Lucha" are many and from different states. Our newspaper is now a member of Chicano Press Association. However, each printing press where we tried to get our newspaper printed, the price was too high, so therefore, since 1971 our newspaper has been at a standstill because of, lack of funds. We are now working toward raising enough funds, so that we may be able to buy our own printing press and if possible, that this too can become a self-supported on the job training plus provide opportunities for our people of O.M.I.C.A.

In 1969, statements were presented to Sanete-Sub committee on Migratory Labor, resulting in a senate investigation, conducted in Collier County. It was headed by Senator Mumdell with O.M.I.C.A. guiding this tour to insure that farmworkers conditions and problems were properly presented. A panel was formed and directed

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We in O.M.I.C.A. are confident that, through organizations such as ours, farm-workers will finally have a voice that will be heard in Florida, as in the rest of the United States, and, for the first time, a real chance to break out of the cycle of poverty in which we have been imprisoned for generrations.

We appreciate your support of our cause and your continuing interest in our struggle.

Sincerely,

Al Novoa
Director Programing & Planning

ORGANIZED MIGRANTS IN COMMUNITY ACTION

HIGHLIGHTS
1969 - 1972

STATEMENT OF RODOLFO JUAREZ

BEFORE THE SENATE SUBCOMMITTEE ON MIGRATORY LABOR

JUNE 10, 1969

Mr. Chairman, Members of the Subcommittee:

I have prepared a statement that I would like to present to you. This statement is based on what I myself lived through since I was old enough to work and be become a migrant at the age of five. Based on my experience and how I continue to see the way my people suffer, on this statement I would like to express my feelings, as well as my opinions, and the feelings and opinions of others that I have worked with side by side in the fields.

Of all the groups living in poverty, the migrant farm worker and his family in general suffer the greatest socio-economic deprivation. The migrant farm worker and his family travels throughout the nation, living from day to day, depending upon his luck that the crops are good and that nothing happens, for instance, while he travels on the road. Him and his family will eat as little and as cheap as he can, for he has very little money to get there. If his car breaks down, the mechanics overcharge him as much as they feel they can get away with. Because of bad weather and the time that laps between each crop, it is impossible for him to save any money--plus the high cost of living, plus the excessive amount of rent that he has to pay for the rat and roach infested pig pen that him and his family are forced to live in while he lives in Florida.

So when crops are over in the State of Florida, there is no way that he can

continue to survive, so he migrates. And because of that the migrant farm workers have had great difficulties in their employment relationships, much of this arising out of exploitation and abuse by irresponsible farmers and crew leaders who sometimes underpay them, short-count them, and overcharge for transportation. Crew leaders, on occasions, collect wages from the employers and then abandon the workers without paying them.

His mobility deprives the migrant of many of the basic social services that are available to the local poor such as welfare, medical coverage and care, vocational rehabilitation and day care for children. More than often his housing does not meet code standards. Our children are pulled out of schools so that they may help provide for the family in the fields or at home taking care of smaller children so that mothers can work. On many occasions our children have been burned to death while our oldest child, varying in age from 8 to 12 tries to cook for his younger brothers and sisters while the parents are out in the fields trying to make enough to survive -- buying foods, clothing, pay bills to vulture-type bill collectors, fast talking salesmen from insurance companies who know that when work gets scarce the migrant farm worker will get behind on his payments and lose what money he has paid. But for the 7 or 8 month period of time our until he gets behind and the insurance is good and doesn't back out the same thing that happened to him and so many others might not happen again. Standing before a doctor or a nurse with a dying child in their arms begging, pleading, for them to do something for his child, wife, or her husband. Many children and parents have died while searching for a sympathetic doctor or hospital. And if they succeed, then the more reason why children should continue to stay out of school to help pay that big bill.

Our children suffer regardless of what you do. If he goes to school, often he goes without breakfast--and if you are able to find out about the free lunch program and was able to take the insults or had the courage to fight for it, and find someone to fill out the forms, then your child might get lunch. For there are very few schools who have persons who will search for ways to help you and many persons who will search for as many ways possible to keep you from getting such services. This is also true in some of the Federal and state local agencies. For we have a very discriminatory and humiliating welfare system and unconstitutional residency requirements for receiving welfare and health services. Some of those people, when not able to deprive us from such services on terms of residency, plainly tell us we have no right and that we don't belong--thus making most of my people mad, never to return.

What this system and our society is going to have to know and understand is that the migrant farm worker, even though tired, uneducated, hungry, and sick, have contributed and sacrificed just as much as anyone else and more than most to this nation. We have cultivated this earth, planted and harvested all crops for generations in order to provide all the luxuries in food, clothing, and many others that those of society which surrounds us enjoys today.

My people, the migrants in general, composed of all types of Americans, regardless of race, color, or religion, our fathers, our sons, our kin, have died in wars fighting for the security and peace of this nation as well as in the fields while harvesting the crops because of irresponsible farmers and their insecticides sprayed in the fields. Gentlemen, bad working conditions and low wages for generations have maintained a slave labor system which insures that the migrant farm worker's children will have to live the same way

he did and will continue to be slaves to agriculture and business. Hunger, malnutrition, sickness, and lack of education will continue to exist. Our children will continue to suffer because children cannot study if they are hungry, always ill, and trying to do homework in hot and crowded shacks. And our men today will continue to lack the initiative and power because a hungry man with children who are sick and suffering from malnutrition,

who must be constantly struggling to live and keep his family alive will soon tire and if he continues to seek assistance in the traditional government-processed way, and makes no headway, God knows how long he will be patient in his struggle to get his children out of the cycle of poverty that this system, through discriminatory legislation has kept.

Mr. Chairman, members of this subcommittee, of all things I have said I hope you have paid attention. With all my heart I have presented some of the problems that have existed since past generations and continue to exist to this day. I have lived them, experienced them, and suffered them. This is not hearsay. I am sure that others have told you the same things I have spoke about. Some of you have seen them with your own eyes. We have no reason to lie for we have nothing to loose for we have never had anything. Those who have spoken against us, have because of profits, others for their own personal gain, some have, because they, too, suffer and really don't understand who is to blame and because they misinterpret our needs to charity they tend to be against us.

But more and more people are joining together and soon there will be enough people to keep men in power who will make, pass and enforce laws that will be fair and equal to all Americans, just as there will be enough people to bring down those in power

who are favorable to one group only because of personal gain.

Therefore, discriminatory legislation practices should continue no more. The migrant worker should be covered by the National Labor relations act with additional favorable rights as well as workman's compensation laws, unemployment compensation, insurance laws, Social Security, must be enforced and reinforced. Housing code laws should also be enforced to improve the conditions of housing provided to him. Programs such as housing loans, small business loans which the migrant has never heard about until others who have recently come into this nation.

Let's stop worrying about other nations and do something about our own. Do something about the migrant so he can pull himself out of this repeating cycle.

The men who are in power must fight hard to make real changes in society and society's laws. Change all discriminatory laws and attitudes. The men who are in power must help the powerless to gain power and all rights entitled to him. Bad programs of the establishment must be eliminated for good programs. Those which dispute the powers that be and fight for the poor must be maintained and encouraged in their activities.

If the poor are not given extra encouragement and help in gaining power over their own lives, and influence into the

general society in order to eliminate poverty; if the governments, local and national, do not respond to the real needs of the poor through traditional processes, the poor will find other ways to make their needs known and to gain power.

for the next training cycle. This training experience will provide a new occupational opportunity for migrants who face transitional occupational problems.

RECOMMENDATION AND CONCLUSIONS

Even though this was the first official visit to the Farmworkers Non-Profit Store, Incorporated, the team was able to form definite opinions as to certain aspects of the Training Program:

1. The project certainly brings into sharp focus an awareness of the need to meet the many problems that our migrant population faces. This is especially true at this time as they face the economic demand for occupational change. It is a matter of credit that in the face of many limitations an effective effort of a very conscientious caliber is rendering such a purposeful service.

2. The Federal Regional Council and SECO should assist in the preparing of a proposal to enlarge the physical plant.

3. Increase the present grant, thereby enabling a larger number of immigrants to enroll in the Training Program.

Mr. Vargas, Director of the store is a very talented individual, in arts and crafts.

If the FRC evidences an interest, a proposal could be prepared for an economic development program. Training migrants in leather craft, cooperative management and marketing. As tourism is a major industry of Florida, it also would provide a ready market for such a cooperative.

We hope it will help the council members to become sufficiently sensitive to the need for interagency effort and its potential for helping our migrant population.

South Dade Migrants Picket At Askew's Office

A delegation of the migrant farm workers whose jobs froze up in South Dade fields last January took their troubles to the Governor's mansion Saturday.

Gov. Reubin Askew was not in Tallahassee but the group's leader got to talk with him by telephone, an Askew aide said.

PRESS SECRETARY Don Pride said Askew told Rudy Juarez, head of Organized Migrants in Community Action (OMICA), that he would try to confer Monday with Mrs. Athalie Range, secretary of community affairs, on the migrants' plight.

The 33-member delegation to Tallahassee marched back and forth before the executive mansion until told the Governor was on a family outing in Quincy, 20 miles northwest of the state capital.

Juarez was invited to talk with the governor by phone, and after he reported on the conversation to his group, it left.

Juarez told Askew of the hardships a tomato crop freeze had caused 25,000 farm workers. He said that aid had been promised in a similar crisis before the Askew administration, but charged that the farmers, not the workers, got most of the funds.

THE MIGRANTS' visit followed by a day a telegram sent to Askew by the U.S. Agriculture Department Disaster Committee for Dade and Monroe Counties, which met with South Dade groups to assess the area's employment pinch.

In the message to the governor, the committee asked him to declare the region a disaster area to make it eligible for federal aid. OMICA sent Askew a similar appeal.

The committee was told by C. C. Carpenter, one of South Dade's largest tomato growers, that "this is not a temporary situation. There is no work in northern Florida or elsewhere and these people need help now."

THE MIAMI HERALD Sun., March 7, 1971

R.O.C. Walk Out on State-Federal Migrant Committee

Belle Glade Sept 30. Irate leaders of ROC (the Rural Organizations Coalition) Invaded the Belle Glade Holiday Inn, helting a meeting of state and federal official about to seal once again the fate of Florida's farm workers without their consent.

OMICA leader Rudy Juárez, who is olso Chairman of the ROC alliance, led a phalanx of twelve rural leaders into the hall where the bureacrats were holding court. Shortly afterwards, he led them out again when it became clear officials had no intention of giving up their in grown paternalism for more productive attitudes,

Attending the meeting organized by the Florida Division of Migrant Labor were representatives of state and federal agencies concerned with farm workers. Some agency people expresedsympathy for the ROC cause and previously agreed to join the walout. But, when the moment of truth came, they chose to stay in the Holiday Inn's air conditioned comfort rather than face the Florida sunshine migrants must worl in for hours every day.

though the meeting's organizers had invited Rudy Juárez to speak, proceding ground to an embarrassed halt when ROC prounced itself fed up with the thinking done for it in Washington and Tallahassee.

ROC passed out a manifesto denouncing hand-me-down programs which give farm workers not what they want or need but what ignorant officials think they should have. In it they voiced their refusal to accept "the inhuman system" which in the past has destroyed " the dignity and the intelligence of farm workers."

The manifesto protested the practice of "exploiting farm workers for their labor and then discarding them until needed again...By this process, farm workers have been cheated of a just wage, forced to live under inhuman conditions and, most of all, shorn of....their self-esteem."

Denouncing the high-handed procedure by which the meeting was called, ROC stated:

"No one has asked us whether we wanted such a meeting. We have not been consulted about the agenda or even asked whether the date and location was suitable."

The manifesto added that "this kind of treatment is not at all unusual. It is what we have come to expect." In the future, ROC made it clear that "farm workers cannot be forced to react to the agenda of others. It is their inherent right to determine for themselves the order of those prorities that vitally affect their lives and interest."

The manifesto ended by moving that "those present adopt statement setting forth their adherence to the doctrine of farm worker partisipation and be adjourned,..to be reconvene at such time and place as to consider such topics as a join committee of farm workers, the ie allies and other interested parties may determine."

Despite this call to action by ROC, which represents nine migrants groups, the officials gathered at Belle Glade refused to budge. When ROC walked out, it left behind in the Holiday Inn any hope of real help from nixon's Washington or the grower-dominated regime in Tallahassee.

Initial HEW Decision Expected On $500,000 for Migrant Care

By EARL DEHART
Homestead Bureau Chief

A preliminary decision on a $500,000 health care grant for migratory workers and the poor of south Dade County is expected today.

The decision will be made at the Department of Health, Education and Welfare's regional office in Atlanta, according to Dade Health Planning Council Executive Director Wood McCue. The Public Health Service in Atlanta, a department of HEW, agreed with the plan June 15 and talks began Monday.

Rep. Dante Fascell's office in Washington said if the grant is approved in Atlanta it still must be considered in Washington. "It will take about a week," the spokesman said.

A MAJOR portion of the grant is earmarked for a neighborhood health center in Homestead. It will be staffed with four physicians, 10 registered nurses, two social workers and aides who will act as liaison between the center and migrants.

"It means the poor person won't have to spend 12 hours riding a bus back and forth to Jackson Memorial Hospital to find out what the more affluent person can in a few minutes by calling a doctor," McCue said.

In April, when Congress passed legislation making funds available for migrant health planning, U.S. public health representatives visited Dade to investigate needs.

THE DIRECTOR of the Division of Family Medicine at the University of Miami's School of Medicine, Dr. Leon Kruger, said the Public Health Service could not gain much if the money were spread all over the county. Instead, it would seek out specific needs, and program funds in that direction.

Meetings were called between provider and consumer groups to formulate a plan. The provider groups consisted of such organizations as the County Medical Association and the Greater Miami Coalition; the consumer groups of such organizations as the Redlands Christian Migrant Association, the Florida Migrant Ministry and the Economic Opportunity Program, Inc.

It was agreed the request should originate from the Greater Miami Coalition because of the time element and later the administration of the program would be transferred to the South Dade Primary Health Care Coordinating Consortium.

THE CONSORTIUM made up of representatives from the County Health Department, the University of Miami, GMC, the County Hospital Board and OMIC, the Organized Migrants in Community Action.

Miami Herald
23 June 1970

Dade Prepares Job Plan For Migrants

By HILDA INCLAN
Staff Writer

Relief should be coming the migrants' way, regardless of whether or not President Richard Nixon declares South Dade a disaster area.

An alternate plan to help the unemployed migrants in case the area is not declared a disaster area will be provided by Dade County, County Manager Ray Goode announced today.

The plan would employ some heads of households in interim work with the county until the crop situation goes back to normal.

"The migrants would be working in some public facility like parts and a general South Dade clean-up campaign," Goode said.

Mrs. Aileen Lotz, senior administrative assistant to the County Manager is in charge of the alternate plan. She said that the migrants would also be helping in cleaning up roadways, mowing, and landscaping of various county facilities.

"We already have the application for funds from the U.S. Labor Department so that we can employ the migrants on an interim basis," Mrs. Lotz said.

The funds would be obtained under the Main Stream Program. If the president declares the area a disaster area, however, there will be no need for the plan, since Federal funds would then flow directly to the unemployed workers.

Mrs. Lotz said an answer on the President's decision was forthcoming late today.

But, one way or the other the idea is to get Federal funds to the South Dade area damaged by the crop freeze. If the alternate plan is adopted it will be presented to the Metro Commission for their approval tomorrow.

Monday, March 15, 1971. The South Dade News Leader

Goode: Emergency Jobs Open Wednesday for Dade Migrants

By SUSAN BURNSIDE
Herald Staff Writer

Rudolfo Juarez, executive director of Organized Migrants in Community Action (OMICA), was named director Friday of the $290,820 emergency employment project for South Dade migrants.

Wendell Rollason, executive director of the Redlands Christian Migrants Association, will be assistant director of "Operation Mainstream," the program which will provide jobs for 500 migrants, according to County Manager Ray Goode.

The men will begin recruiting migrants to fill the jobs Monday morning at the U.S. Labor Department's Perrine Farm Labor Office.

Work crews will begin their new jobs on Wednesday, Goode said.

Under a federal grant approved by the U.S. Labor Department, 450 of the migrant jobs will be paid $1.60 an hour. An additional 50 migrants, hired as supervisors, will receive $2 an hour.

Rudi Juarez
... director

Wendell Rollason
... will assist

Juarez will receive $225 a week; Rollason will be paid $200 a week and 10 area coordinators, who will be community organizers, will receive $175 a week.

Once the full program is in operation, the county will handle a $7,000-a-day payroll for the migrant employment.

Money for the wages, which will be paid on a daily cash basis, will come from a $260,820 Department of Labor grant.

Dade County will contribute $30,000 worth of "in-kind services" to the program, Goode said.

Federal funds were appropriated to provide assistance to Dade's migrants — left without jobs when winter freezes early this year killed most of the crops the migrants were to pick.

The Metro Parks Department will use 140 migrants in maintenance work throughout the county. The Public Works Department has asked for 90 men; Metro's Pollution Control Division has made available up to 20 jobs; the Metro Transit Authority will take an additional 20 migrants.

In addition, 100 migrants will be sent to Homestead Air Force Base; Florida City will hire 20; Homestead will hire 50; the Dade School Board will hire 20 and the Homestead Housing Authority will hire 40.

The migrants working for the housing authority will work with the county Parks Department to build two "tot-lots" children's playgrounds at the Redlands and South Dade Migrant Camps.

Women migrants also will be employed at the camps to work with an existing day care and free kindergarten programs.

THE MIAMI HERALD Sat., March 20, 1971

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OMICA

ORGANIZED MIGRANTS IN COMMUNITY ACTION, INC.

P. O. BOX 1351
HOMESTEAD, FLA. 33030

248-4711
248-4782
AREA CODE 305

I. AREAS SURVEYED

Sector Code	Name	No. of Surveys
A	Redland Camp	143
B	South Dade Camp	154
C	B & L Camp	40
D	Campbell Camp	40
E	Cuban Village	27
F	Perrine	46
G	Naranja	47
H	Cutler Ridge	6
I	Homestead	157
J	Princeton	24
K	Goulds	34
		718

II. CHARACTERISTICS OF SURVEYED FAMILIES

A. Family Size

No.	% of Families Surveyed
1-2	19
3	16
4	19
5	15
6	11
7	7
8 or more	13

B. Source of Income of Surveyed Families

Farm Work - 38%
Non-Farm Work - 38%
*Mixed - 24%

*Mixed income is derived from farmwork and another source, such as welfare, another non-farm job, etc.

AMERICAN FRIENDS SERVICE COMMITTEE
EAST COAST MIGRANT PROJECT
4482 CLINTON BOULEVARD
LAKE WORTH, FLORIDA 33460

JAMES E. UPCHURCH, JR.
HOUSING DIRECTOR

TEL. 305-965-6991

C. Age of Family Head

	No.	%
Below 30 -	257	37
30 - 60 -	384	55
60+ -	50	8
	691	100

D. Ethnic Background of Surveyed Families

Black - 45%
Latin - 51%
White - 4%

E. At Current Address

175 - less than year
160 - 1 to 2 years
223 - 2 to 5 years
112 - more than 5 years
670

F. In Dade County

103 - less than a year
77 - one to two years
112 - two to five years
378 - five or more years
670

III. Income Data

A. Gross Income

Amount	No.	% of Total
Under $2,000	152	21%
$2,000 - $5,000	345	48%
$5,000 - $6,000	78	11%
$6,000 - $7,000	49	7%
$7,000 - $8,000	44	6%
Over $8,000	49	7%
	718	100%

B. Adjusted Income and Rents at 25% of Adjusted Income

Adjusted Income	No.	%	Rent 1 Mo. at 25%	Rent 1 Year
Less than $1,000	138	19	Less than $20	Less Than $240
$1,000 - $1,500	71	10.5	$20 - $31.25	$250 - 375
$1,500 - $2,000	78	11.5	$31.25 - 41.50	$375 - 500
$2,000 - $2,500	57	8	$41.50 - 52.00	$500 - 625
$2,500 - $3,000	39	5.5	$52.00 - 62.50	$625 - 750
$3,000 - $3,500	55	7.5	$62.50 - 72.80	$750 - 875
$3,500 - $4,000	56	7.5	$72.80 - 83.30	$875 - 1,000
$4,000 - $5,000	90	12.5	$83.30 - 104.00	$1,000 - 1,250
$5,000 - $6,000	50	6.5	$104.00 - 125.00	$1,250 - 1,500
$6,000 - $7,000	28	4	$125.00 - $146.00	$1,500 - 1,750
$7,000 - $8,000	28	4	$146.00 - $166.00	$1,750 - 2,000
$8,000 +	28	4	$166.00 +	$2,000 +

C. Rents Paid/Month

Amount	Number
$ 0 - 25	7
25 - 50	34
51 - 75	410
76 - 100	207
101 - 150	44
151 +	12
	718

D. Rents Families Say They Can Afford

Amount	Number
$ 10 - 25	28
26 - 50	46
51 - 75	243
76 - 100	339
101 - 125	10
126 - 150	7
151 +	18
	691

IV. HOUSING DATA

A. No. of Bedrooms in Current Housing/Families

0	- 14
1	- 331
2	- 203
3	- 119
4	- 51
5	- 0
	718

B. No. of Bedrooms Needed (at rough equivalent to formula of 1 bedroom to each 2 children of same sex.)

1	- 75
2	- 172
3	- 235
4	- 169
5+	- 67

C. Proposed Project Site

Agreeable - 77%
Disagreeable- 23%

D. Familes Wish To:

Buy	- 536
Rent	- 174
	710

E. Families Currently:

Rent	- 657
Own	- 34
	691

Presentation to Federal Regional Council

I. Background of Proposed Housing Project

A. Site, Size, Type, Subsidy
B. Community Participation
   1. OMICA
   2. Redland Christian Migrant Association
C. Developers
D. Little HUD

II. Situation in South Dade

A. Population characteristics
B. Description of Migrant problem
C. OMICA/Developer conflict

III. Proposed Social Services Program around TurnKey III Housing project.

A. Non-local competent sponsor
   1. to counteract friction between local migrants and ethnics - to reconcile and involve a wide range of local groups.
   2. to develop and coordinate a social services program for new tenants/owners of the proposed housing.
B. SRC as Sponsor
   1. Coordinator
   2. Areas of responsibility
   3. Funding — interim
C. Program Proposals
   1. Family Counseling → Home Maintenance → Health Services
   2. Manpower/Economic Development
   3. Advocacy Planning/Citizen Participation
   4. Voter Registration
   5. Organization of Homeowners Association
D. Social Goals

1. Pilot program to address associated problems of poverty, one that recognizes housing is more than shelter.

— SRC — catalyst, broker (non-local sponsor)

Redlands Christian Migrant Association

Nursery Training Centers for migrants

By AL VOLKER
Miami News Science Editor

The first Nursery Training Centers in the nation have been set up in three South Dade migrant labor camps with the help of a new University of Miami facility.

The Mailman Center for Child Development has set up guidance and training programs for young Mennonite volunteers who for some years have manned nurseries for 2- and 3-year-old children of transient farm workers. The volunteers are being trained to prepare the children for pre-school courses.

"We are trying to change the concept of mere babysitting to the provision of learning experience for these children," said Frances McGrath, supervisor of the center's Division of Social Work.

Dr. Sidney Leon, center psychologist, said that the Mennonite volunteers are being coached in the type of learning activities that can be set up for toddlers, how to assess children's problems and how to set up a curriculum.

"Part of the job is to educate the parents," Leon said. "Social workers work with the parents more than the children. The original day care centers merely freed the mothers to work in the fields. When they were not working, they kept their children at home — they worried that they might be accused of not loving them."

Wendell N. Rollason, of the Redlands Christian Migrant Association, asked the center for help last spring. The new program was put into effect at the beginning of the harvest season in October.

Rollason said the program is now benefiting about 130 blacks, Appalachian whites and chicanos, or Mexican-Americans.

The program prepares these children for the preschool classes, operated by the Florida Department of Education.

Miami News Photo by ED MERVIS

Dr. Leon leads migrant child to play area

THE MIAMI NEWS Fri., Jan. 15, 1971

Redlands Christian Migrant Association

WHAT IS RCMA?

. . .being a presentation of an organization and its purposes, its directors and staff, some of its successes and some of its failures, and -- most important of all -- the love which binds it all together so that the "impossible" is accomplished again and again.

Homestead, Florida

29355 South Federal Highway Telephone: 247-6269

RCMA, what is it?

AN INTRODUCTION

On the scales of tangible accomplishments, RCMA is a successful organization. It is successful because it possesses some increasingly uncommon strengths.

By deliberate design and calculation RCMA is a maverick outfit. And by accident -- perhaps -- it is also quite largely a collection of mavericks. Within these rests its first strength.

In spirit, RCMA is an organization of volunteers. Eighty percent of its staff members were selected from volunteers in its various programs. Individual staff members continue to give enormous amounts of voluntary time to RCMA's work. Within this rests its second strength.

RCMA is an "establishment" group. It makes no pretense of being anything else. It believes and practices the basic, traditional American dream of equal opportunity for all. It believes <u>and practices</u> the words of Jesus Christ to "love thy neighbor". Within these rests RCMA's third strength.

RCMA has thrown paternalism out the window. It makes no traditional attempts to "help the poor and succor the heathen". It challenges much that government deems to be essential in "poverty programming". It doesn't hesitate to question certain attitudes of professionals working in these projects.

The requisites for successful programming among farmworker families are so obvious and simple that few see them and fewer yet understand them: (1) recognition of the migrant as one's equal; (2) willingness--better still, the desire--to work alongside that equal in assisting him to plan for his own future; and (3) honesty--honesty of the old fashioned even-if-it-kills-me variety.

That's all. Just those three things.

In its own pursuit of successful programming, RCMA has worked under rigorous, Spartan conditions. All staff works on the front line. Red tape is non-existent within the organization. Record keeping is held down to absolute minimum. Desk time is seldom and irregular. Limited budgets necessitated some of this. However, basic philosophy and calculated effort has been behind most of it in order to forge a hard-hitting group free from the ghastly office strangulation and hanging-around-in which is the curse of most poverty programming.

RCMA practices what it preaches. Three years ago it set out to develop and train staff members from the farmworker communities to become division heads and child care center directors. The effort has been a phenomenal success.

It was based on the conviction, not that these individuals could do as well as persons from the middle-class sector, but that they could and would do better.

For example, take the position of center director. In this spot within a farm labor camp we need women who possess two qualifications far above all others: (a) a deep love of children, along with a determination that these children shall have a better life than she herself has had, and (b) acceptance of her as an equal, as a friend, advisor, and counsellor by a substantial majority of the camp parents.

Intelligence and leadership abilities are also involved in the selection of a center director, as are several other factors. But, the real essentials are the two stated in the above paragraph. For upon these two qualities is based RCMA's program of building positive family attitudes towards education, the teachers, and the schools.

Others can provide the very important professional structuring of the program, but only "one of their own" can provide the basis for true community success of a day care center within a labor camp. For it is here that change must begin. And that change must begin with us, the dominants of society, rather than with the migrants.

RCMA is doing just that at its child development centers. It is here that we have begun that change by accepting the truism that every individual everywhere has something special to offer the rest of us. In this instance it is the migrant mother's capabilities of being a superior center director in the labor camps.

Once the "establishment" -- in this case RCMA -- accepted this and put it into practice, the way became much easier for the watching migrants to put into motion their own yearnings for their children's futures.

RCMA's mandate, then, is to bring the establishment into the lives of the farmworkers and the workers into the establishment. It is <u>this</u> function that must be understood in order for RCMA to be understood.

In our 1970 report entitled "The Future Is Now" we expressed our position in this manner:

> First, it is beyond any serious questioning that neither American democracy nor the Christian church has even remotely protected, aided, or guided the nation's poor (the migrants in this discussion) as they have the more affluent of our society.
>
> Second, it is held by RCMA that such derelictions have been the fault of individuals acting separately or in concert, rather than there being anything inherently wrong with these two basic institutions of our country. Therefore, in our corner of democracy and in our sector of Christianity, it is RCMA's opportunity and obligation to the migrants to work to make these institutions function equally for them as for ourselves.

<u>This</u> is RCMA. <u>This</u> is what RCMA is all about.

And in the following pages, with narrative and news clippings, we present the story of how the organization handles the tasks it has undertaken, and how it is going about fulfilling its obligations to farmworkers and community.

Wendell N. Rollason, executive director

May 15, 1972

Migrant Toddlers 'Make Nice-Nice' In Nursery's Sensitivity Sessions

By RICHARD POTHIER
Herald Science Writer

It's "nice-nice time" at a South Dade migrant children's nursery. And a half dozen tiny, cooing migrant kids — some of them barely two years old — toddle into the youngest "love-in" on record.

"Now," says an approving University of Miami psychologist, "make nice-nice."

The kids don't have the foggiest idea of what an "encounter group" or "sensitivity training" is.

But they're doing it.

THEY HAPPILY grab each other's hands. Then they move into their "hug-in," a series of hugs and embraces in the center of a circle of two-year-olds yelling "nice" and "Ooooooooooo."

Later, the children put on blindfolds and take turns leading each other around the dusty back yard of the Redlands Christian Migrant Center. This "blindfold walk," borrowed directly from adult encounter and "growth" groups, helps people to learn to trust other people.

The Redlands' migrant kids even have "sensitivity bombardment" sessions — again borrowed from the nationwide "growth group" movement.

WHILE HIS parents work South Florida's sunswept agricultural fields, a migrant child perhaps 26 months old sits in the middle of a circle. The other children take turns and go to the boy, embracing him and "making nice-nice."

The "toddler's encounter group" was conceived by a child development psychologist at the University of Miami's Mailman Center for Child Development, Dr. Sidney Leon.

And it seems to be working, Dr. Leon believes.

When the sessions are over, the migrant children return to traditional playing.

But they seem better adjusted. They share their toys far more, and they've even developed some "group identity," Dr. Leon says.

—Herald Staff Photo by ALBERT COYA

Migrant Children Take 'Blindfold Walk'
. . . volunteer Elsie Moyer assists

"IT'S FANTASTIC. It's really been remarkable, and it shows you that kids this young can learn to share and can learn some group interaction."

Dr. Leon has been working for about 18 months with the children of migrant workers.

"Because of their background, these kids haven't had much stimulation. And often they have to fight for whatever they get."

At another migrant camp, a group of children of identical ages and backgrounds has had tralitional nursery play and didn't have the "group encounter."

AND, DR. LEON says, the difference is obvious. "There's no question about it. At the other camp, the kids don't know each other's names, and they're fighting over toys."

Children from 24 to 36 months old, he says, are traditionally considered to be too "self-centered" to develop sharing behavior and group reliance.

But the "encounter" experiment throws that view into some question, Dr. Leon says.

"We find that they can develop this . . . and it really turns me on."

IT'S DEFINITELY not a "scientific experiment," Dr. Leon says. "But we've had some very, very interesting and positive . . . evidence."

From sharing their cookies to waiting patiently for their turns on the swing at the Redlands center, the migrant children are apparently showing the results of the experiment.

And there is some possibility that the "group growth" may help stem aggressiveness and may also help make withdrawn, passive children more "social."

Miss Elsie Moyer, a 26-year-old volunteer from the Mennonite church in Pennsylvania, is in charge of day-to-day operation of the Redlands migrant nursery.

"FRANKLY, AT first I thought it was kind of weird," she says. "But it's amazing how much of a difference it's made, especially with the quiet ones.

"One boy just didn't play, he had no reaction. Now, it's really brought him out of his shell. He'd hardly talk before, and you wouldn't believe him now."

The techniques, Dr. Leon believes, have never been tried before in children so young.

"OF COURSE, we borrowed only the positive aspects of adult group encounters — but we're going through a whole list of things like 'love-ins,' 'nice-nice time,' 'hug-ins,' and the blindfold-walk.

"For instance, when we put one youngster in the center and the kids on the outside take turns hugging him, he really gets bombarded with positive feelings."

Does the experience make any long-term changes in the kids?

It's too early to tell, Dr. Leon says. "We would hope so. We hope there's some carry-over, of course. But we just don't know yet.

"One thing I can say for sure: They're not fighting over the swings any more."

THE MIAMI HERALD Thurs., April 6, 1972

Migrant Toddlers 'Make Nice-Nice' In Nursery's Sensitivity Sessions

By RICHARD POTHIER
Herald Science Writer

It's "nice-nice time" at a South Dade migrant children's nursery. And a half dozen tiny, cooing migrant kids — some of them barely two years old — toddle into the youngest "love-in" on record.

"Now," says an approving University of Miami psychologist, "make nice-nice."

The kids don't have the foggiest idea of what an "encounter group" or "sensitivity training" is.

But they're doing it.

THEY HAPPILY grab each other's hands. Then they move into their "hug-in," a series of hugs and embraces in the center of a circle of two-year-olds yelling "nice" and "Ooooooooooo."

Later, the children put on blindfolds and take turns leading each other around the dusty back yard of the Redlands Christian Migrant Center. This "blindfold walk," borrowed directly from adult encounter and "growth" groups, helps people to learn to trust other people.

The Redlands' migrant kids even have "sensitivity bombardment" sessions — again borrowed from the nationwide "growth group" movement.

WHILE HIS parents work South Florida's sunswept agricultural fields, a migrant child perhaps 26 months old sits in the middle of a circle. The other children take turns and go to the boy, embracing him and "making nice-nice."

The "toddler's encounter group" was conceived by a child development psychologist at the University of Miami's Mailman Center for Child Development, Dr. Sidney Leon.

And it seems to be working, Dr. Leon believes.

When the sessions are over, the migrant children return to traditional playing.

But they seem better adjusted. They share their toys far more, and they've even developed some "group identity," Dr. Leon says.

—Herald Staff Photo by ALBERT COYA

Migrant Children Take 'Blindfold Walk'
... volunteer Elsie Moyer assists

"IT'S FANTASTIC. It's really been remarkable, and it shows you that kids this young can learn to share and can learn some group interaction."

Dr. Leon has been working for about 18 months with the children of migrant workers.

"Because of their background, these kids haven't had much stimulation. And often they have to fight for whatever they get."

At another migrant camp, a group of children of identical ages and backgrounds has had tralitional nursery play and didn't have the "group encounter."

AND, DR. LEON says, the difference is obvious. "There's no question about it. At the other camp, the kids don't know each other's names, and they're fighting over toys."

Children from 24 to 36 months old, he says, are traditionally considered to be too "self-centered" to develop sharing behavior and group reliance.

But the "encounter" experiment throws that view into some question, Dr. Leon says.

"We find that they can develop this . . . and it really turns me on."

IT'S DEFINITELY not a "scientific experiment," Dr. Leon says. "But we've had some very, very interesting and positive . . . evidence."

From sharing their cookies to waiting patiently for their turns on the swing at the Redlands center, the migrant children are apparently showing the results of the experiment.

And there is some possibility that the "group growth" may help stem aggressiveness and may also help make withdrawn, passive children more "social."

Miss Elsie Moyer, a 26-year-old volunteer from the Mennonite church in Pennsylvania, is in charge of day-to-day operation of the Redlands migrant nursery.

"FRANKLY, AT first I thought it was kind of weird," she says. "But it's amazing how much of a difference it's made, especially with the quiet ones.

"One boy just didn't play, he had no reaction. Now, it's really brought him out of his shell. He'd hardly talk before, and you wouldn't believe him now."

The techniques, Dr. Leon believes, have never been tried before in children so young.

"OF COURSE, we borrowed only the positive aspects of adult group encounters — but we're going through a whole list of things like 'love-ins,' 'nice-nice time,' 'hug-ins,' and the blindfold-walk.

"For instance, when we put one youngster in the center and the kids on the outside take turns hugging him, he really gets bombarded with positive feelings."

Does the experience make any long-term changes in the kids?

It's too early to tell, Dr. Leon says. "We would hope so. We hope there's some carry-over, of course. But we just don't know yet.

"One thing I can say for sure: They're not fighting over the swings any more."

THE MIAMI HERALD Thurs., April 6, 1972

—Herald Photo by C. A. MITCHELL

Jane Ann Michaels Teaches Kindergarten at Redland Camp
. . . program began this year, was filled to capacity by second day

Classes 'From Cradle' Help Migrant Children

By EARL DEHART
Homestead Bureau Chief

Eighty per cent of migrant children drop out of school by the sixth grade. In trying to improve this record, Wendell Rollason, executive director of the Redlands Christian Migrant Association, admitted Thursday, "We have a tough row to hoe."

Rollason said RCMA began three years ago to assist migrants who are threatened by mechanization by educating the young.

"RCMA'S AIM is to give educational support for the migrant child from the cradle through high school," Rollason said. "We want to keep them in school by preparing them from the diaper stage on up through high school."

His first undertaking was setting up day care centers in the Redland and South Dade labor camps for two-year-olds. The centers are now under the University of Miami's Mailman Child Development Center. Enrichment programs will be provided this year by instructors in arts and crafts.

For the first time, the Community Action Migrant Program, under Fernando (Chappy) Pro, will set up after-school tutoring centers in the two labor camps.

The next link is provided by the state school system, which has set up trailer classrooms for the three- and four-year-olds.

Oscar Oropeza, migrant project director for the county, said there are now 12 trailers in use, up two from last year. Each trailer accommodates 20 children and is staffed with a teacher and two aides. "The majority of aides are migrants," Rollason said.

THIS YEAR, a kindergarten was set up for five-year-olds in the Redland Labor Camp under the direction of the Redland Elementary School.

THE MIAMI HERALD Fri., Sept. 24, 1971

RCMA AND THE MIGRANT CHILD

RCMA has staked out the opportunity goldmine of the migrant child as its own claim, with no attempt to bar anyone else desiring to work this vital field. There's room for all. The real question is whether even a combined effort can reach enough youngsters in time.

Perhaps, because one is conscious of the whole thing starting anew, the curse of the migrant cycle appears to strike hardest the migrant child. Actually, it goes on decade after decade. No beginning. No end.

Or so it has been. Now, new forces are injecting themselves to threaten a rapid end to this migratory life. Foreigh vegetable and fruit imports. And the trend to mechanization of harvesting. We hold that by the early '80's at least sixty percent of the present hand-harvesting jobs will have been engulfed by huge, new machines.

Obviously, society must begin in earnest to break the cycle that has in its grasp today's infants, preschoolers, school children and young adults. Agriculture need have no fear of its labor supply, for more than enough men and women will choose to stay in the fields. And still others

will slip and fall on the way out. It is society that needs to worry.

Traditionally, migrant families arrive in this south end of Florida during October and November, with others coming in still later. They begin departure in April and early May, with Easter Sunday playing a near-mystical role in the leaving date selected by many.

Thus, on his very first date in school the average migrant child arrives in class two months late and then departs two months too soon. From that ill-omened beginning he travels downhill in the education process, hating virtually every minute of it. Exceptions? Certainly. Yet the fact that not more than five percent of the migrant children entering first grade ever graduate from the twelfth stands as bitter testimony to relentlessness of the cycle's grast.

RCMA is out to crush that grasp.

We are not doing it alone. Not by any means. What we have done is to design a continuum of educational support for the migrant child from the cradle through high school, taking advantage of every available community resource, and building it around the Dade County Public School system, which--thanks to a handful of hard-hitting teachers and administrators--has compiled an enviable record of aiding

Improvement Sought in Education of Migrants

By RICK BARBARE

In a lengthy presentation the Redland Christian Migrant Association has released a three point program designed to update and improve migrant education in public schools.

The 13-page report, presented by RCMA Executive Director Wendell N. Rollason, calls the present program of migrant child education the best in the state, but points out needed improvement in some areas.

"The policies of the Dade County Public Schools towards the migrant child and his education are unexcelled anywhere in Florida," begins the report. "Yet there are many areas within the Dade program where considerable improvement can be made."

The report continued and listed five areas where upgrading is desired: allocation of teachers, strengthening compulsory school attendance requirements, aiding the "special challenge of Redland Junior High School," the early learning program, and the advisory committee.

The report lists its purpose as three-fold: to establish RCMA's concern and position on migrant child education; the support of school officials whose points of view coincide with RCMA's; and "to prod these same school officials in the few matters concerning which we feel they need prodding."

The problem of obtaining and keeping qualified teachers ranks highest on the RCMA scale.

Citing accomplishments in the field of migrant education in the past ten years, and recognizing the limited funds available, the RCMA points to migrant children as "definitely educationally deprived."

The report calls for more stability in teachers allocated to schools with migrant children, allocating assignments according to probable enrollment at Thanksgiving when the migrant influx peaks, instead of September, the normal procedure.

Compulsory school attendance is a recognizable problem.

RCMA suggests that a community-wide determination is needed to insure that no child under 16 misses school to work in the fields.

Migrant Parents Get Assurances

Migrant parents of the South Dade Labor Camp were assured Tuesday by Dade County school officials of closer cooperation and increased attention to the education of their children.

Invited to a meeting of the newly-formed South Dade Farm workers Parents Committee, the school delegation was headed by Donald Burroughs of the South District Office of Dade County public schools.

He was accompanied by Dr. Ralph Hall, principal of Redland Junior High; U. J. Lambert, principal of Air Base Elementary; William Maxwell principal of Redland Elementary; Oscar Oropeza, project director of Migrant Education for Dade County, and visiting migrant teachers, Paul Barthemus and Ed Yokowski.

Felix Anguians, chairman of the Parents Committee, said many of the parents do not understand what the school expected of them.

"They want to cooperate, want an education for their children, but feel that many teachers do not care about their children," he said.

He asked for understanding by the schools because a number of migrant parents do not read or write and therefore cannot respond to notes sent home from school.

Burroughs replied that he was certain all the principals and a great majority of the district teachers are concerned for the migrant children, but that the school system has a real problem on its hands. He pledged a total re-examination of all procedures affecting migrant children.

Parents present brought up a number of specific situations involving their own children. These included changing childs grade level without consultetion, bus schedules, suspensions and protection of their children from physical assaults.

The Redland Christian Migrant Association (RCMA) under the direction of Wendelll Rollason, who was named an advisor to the committee, helped to form the parents group.

Other officers in the Parent group are Harvey Burton, co-chairman; Mrs. Marecla Longoria, secretary; and Mrs. Ethel Stachan, treasurer.

Early School Program Started for Migrants

By EARL DEHART
Homestead Bureau Chief

The first signs of the fall harvest season have arrived in South Dade with the opening of the Early Childhood Learning Program for the 4- and 5-year-old migrant children.

Eight of the 10 school trailers are now operating under the Dade County school system with a total of 54 children in school. There are more children coming as the mainstream of migrants arrives in October and November.

OSCAR Oropeza, who operates the program from the Florida City Elementary School, said that last year he went to the labor camps, knocking on doors to recruit the youngsters.

"This year there already are 12 children at Redland Labor Camp, 30 at South Dade Camp and 12 at Naranja Elementary School," he added.

There were only nine children at the South Dade Camp Trailer School, Oropeza said.

Word of the preschool program travels fast through the migrant stream, and Oropeza expects that by mid-October all the trailers will be overloaded.

THE SYSTEM gained another trailer this year. Three trailers are located at the South Dade camp, three at Naranja Elementary, two at Princeton Labor Camp (now closed) and two at Redlands.

The trailers at Princeton will remain there until a decision is made to either reopen the camp or keep it closed. If the latter is the case, Oropeza said, he will move the trailers to other camps.

Last year, there were 205 children attending the trailer schools with a waiting list at the Redland school.

RESPONSIBLE in part for getting the trailers (the first in Florida) to the labor camps to train the migrant children was Wendell Rollason, executive director of the Relands Christian Migrant Association.

It began at the now-closed Princeton camp, which traditionally housed people at the lower end of the migrant economic stratas, Rollason said.

It was necessary for the trailers to remain open all day because parents of the children had to stay in the fields and the county's kindergartens were open only a couple of hours in the morning.

Also, by the time the main force of migrants arrived in October and November, all the kindergartens would be full, Rollason said.

Oropeza said there would be a teacher and two aides at each of the 10 trailers this year under the control of one coordinator.

THE MIAMI HERALD Sat., Sept. 19, 1970

Migrant Tutor Program Slated

"It all began as a mission project three years ago at Kendall Methodist Church," says Ruth Bamber. "There had been a lot written about the migrants. I was mission chairman, and felt there was a great need for work with migrants."

Thus the work of voluntary educators to migrants in public schools unfolded. "We started a unit in Naranja Elementary School, and since then many school principals have asked us to come into their schools."

TODAY THERE are more than 75 volunteer tutors from the community working in Naranja, Avocado, Redlands Junior and Elementary Schools, Mrs. Bamber says. "We have no name. The organization is strictly an outgrowth of all persons, no matter what their race or religion. The dedication and dependability of the tutors has been beyond any expectation. Each one takes the responsibility to work for change in the life of the students he or she tutors."

Thursday there will be a workshop for volunteer tutors with Dr. Arnold Cheyney, University of Miami reading specialist who has been hired by the South School District Migrant Project, as leader.

The place is Old Cutler Presbyterian Church, 14401 Old Cutler Rd., the time 9 a.m. to noon. Baby-sitting will be available at Kendall Methodist Church, corner of SW 104th St. and 77th Ave., and at Redlands Labor Camp Day Care Center, 29355 S Dixie Highway.

THOSE ATTENDING are asked to bring the following materials: morning newspaper, 100 three-by-five cards, October issue of one of these magazines — Family Circle, Mad, Hot Rod, Seventeen, Mademoiselle, Ladies' Home Journal; 8 x 10 plain paper; list of vocabulary words students have trouble with; paste, glue, scissors.

"New volunteers are welcome," says Mrs. Bamber, "as we are opening new units at Avocado Elementary and Redlands Junior High."

THE MIAMI HERALD Sat., Oct. 23, 1971

the migrant child in its own right.

RCMA is the catalyst and coordinator of this continum. In addition, we have several sectors of it which are our responsibility. The infant development and maternal learning centers form the first links in the chain. During the Summer of '72 RCMA will open two of these for a total of 45 infants. The second set of links are RCMA's three child development centers in three separate labor camps (one center has been operated this 71-72 season by the Community Action Migrant Program). These centers have a total enrollment capacity of 150 youngsters. We begin with the toddlers, age 2, then the three year olds. A few 4's and 5's--taken in for various social reasons--round out our "student body".

Babby sitting, an undeniably important factor at our centers, runs second to the child development programming structured by RCMA Board member Dr. Sidney Leon of the University of Miami's Mailman Child Development Center. We feel that Dr. Leon is pioneering in very early child development techniques at the RCMA centers, efforts that may well prove quite beneficial to children everywhere.

For its children and the camp communities in general,RCMA taps many resources of benefit. "Sesame Street" certainly is one of these. Under U. S. Department of Labor fund-

—Herald Photo by C. A. MITCHELL

Broadfield and Wendell Rollason, right, Discuss Project
. . . producer is drawing on experience with 'Sesame Street' for program

Documentary Sparks Educational Program

By EARL DEHART
Homestead Bureau Chief

"The Harvest of Shame," a television documentary about migratory workers helped spark an early childhood educational program that got under way Wednesday in a South Dade Labor Camp.

George L. Broadfield, program development director for Sesame Street, said the idea lay dormant for a long time until he met a man from the Coca Cola company "who blasted me because I knew Chet Huntley" who narrated the film.

"I SAW the movie afterwards and that's what triggered the idea," Broadfield said.

Since the movie was shot in Florida, Broadfield said he began to look for a suitable spot to start the early childhood educational program for migrant children.

Through Casandra Stockberger, director of the national committee on migrant children and youth, and through Dr. John Klinert at

Around South Dade
Phone Nos.: Circulation 374-6211 News 247-9333

the University of Miami, Broadfield got in touch with Wendell Rollason, executive director of the Redlands Christian Migrant Association. The association conducts nurseries and day-care centers for migrant children in labor camps during the harvest season.

The migrant project is one of 16 summer programs being conducted by Sesame Street with the Neighborhood Youth Corps throughout the country under a $800,000 grant from the Department of Labor, Manpower Administration.

BASICALLY, the program encompasses a teaching program of young corps members and adults from poverty areas who in turn will instruct preschoolers with entertainment techniques used in the television series, Sesame Street.

Broadfield said the aims of the program were to help the child know himself and the world, to develop skills and understandings that help him think and learn and to provide basic understandings about the meaning and use of the alphabet and numbers.

Broadfield wrote the migrant program portion of the national program and will be at the South Dade labor camp until Friday to get it under way.

There are 10 adults, 16 Neighborhood Youth Corps members and over 80 migrant children who will participate in the program.

In addition to teaching the child, Broadfield said, it "provides a creative summer program for the teenage corps."

Sesame Street is seen locally over Channel 2, a public television station.

Youth Corps Tutors Help Preschoolers Build on Lessons From Popular Television Show

'Sesame Street' In S. Dade

By DEE PAYNE

Staff members of the "Sesame Street" TV production are coming to South Dade County again this summer, Wendell Rollason, executive director of the Redlands Christian Migrant Association, announced at a recent RCMA Board meeting.

These TV professionals, who produced a TV show last summer on activities of migrant workers' children in South Florida, will again direct a training program for teenagers who will work with children in two South Dade County day care centers. They will also film activities of migrant children in South Florida.

This is their only migrant project.

Teen-agers who wish to apply for these summer jobs working with children in day care centers at the Redlands and South Dade labor camps should apply to the Neighborhood Youth Corps. Priority will be given to teen-agers living in the labor camps, and the selection of 25 teen-agers will be made by the South Florida NYC.

Workshops for RCMA staff members and the 25 teen-agers will be set up by the Sesame Street people who this year will also provide material for the children. An initial workshop is planned for May to be held in New Orleans, and it is hoped that two RCMA staff members, one Spanish speaking and one English speaking, will be able to attend. Last year the Sesame Street people paid the expenses for one RCMA staff member to attend a similar workshop; it is expected they will pay expenses for two RCMA staff members to attend the New Orleans workshop.

A comprehensive program for testing children will be administered by the Sesame Street staffers at the beginning of the summer program in South Dade County. They will return several times during the season and wind up the testing about the end of August. RCMA staff members as well as the 25 NYC teen-agers will be involved in the program.

Tribute was paid at the RCMA Board meeting to Henry Torres, a farm worker, who has played an important part in organizing migrant teen-agers and children to work on labor camp grounds. He has also worked for better recreational programs for the migrant children. This summer a recreational program to be headed by Mr. Torres will be offered at the Redlands and South Dade labor camps. It will be sponsored by the RCMA, Homestead Housing Authority and Dade County.

In addition, the South Dade labor camp, near Homestead Air Force Base, will offer a lunch program for the children and teen-agers participating in the recreational program. It is being funded jointly by the State Department of Education, Nutritional Services Division and the U. S. Department of Agriculture.

As the kitchen at the South Dade labor camp is inadequate for preparation of full-scale meals for the number of children expected to participate in the lunch program — about 250 — a "bag lunch" will be served. The food will be tasty and nutritious.

It was also announced at the meeting that funding has been obtained from the State Division of Family Services for planned infant care centers. The maternal centers will have a professional staff for the first time, a specialist in early child development, and a registered pediatric nurse.

Appreciation was expressed for the assistance being offered by the U. S. Navy Sea Bees' Reserve Unit of Miami in remodling infant care facilities at the South Dade labor camp. The Sea Bees will provide carpentry and electrical work and lights.

A motion was passed to name the Homestead Housing Authority as prime day care contractor with the State Division of Family Services with RCMA as the sub-contractor. Under this new setup (RCMA has been the prime day care contractor), more funds will become available to RCMA.

An interesting observation was made by Mr. Rollason that gradually more and more agricultural workers are becoming premanent residents of the labor camps in South Dade County. He predicted that the migrant workers, as we know them, will become people of the past within the next five to six years. But, he added, we will still have many problems involving seasonal farm workers, as they will be called.

Rudi Juarez, a member of the farm community, was welcomed as a new member of the RCMA Board. He became interested in the work of this group through his contacts with Mr. Rollason, and several months ago he asked for a seat on the Board. There was no vacancy at that time as the Board is limited to 25 members. As soon as a vacancy occurred, however, his name was presented to the Board, and he was voted in.

Board President Theo Maddox announced that the annual meeting will be held in May at which time the names of board members and elected officers for the coming year will be presented.

Lester Crosby is chairman of the Nominating Committee.

ing, and in collaboration with the Neighborhood Youth Corps, Sesame Street and RCMA bring summer enrichment to the preschooler and spending money enrichment to the camp teenagers working with us at the centers.

RCMA also has a fascinating arts and crafts enrichment program that weekly rotates through a dozen different preschool facilities, along with twice-a-week film showings before the same groups of youngsters.

The third set of links in the continuum are the 12 Early Learning Program trailers of the State of Florida's Dept. of Education and the Dade County Public Schools. These trailers, nine of which were located within labor camps through RCMA efforts, each have a certificated teacher, two aides employed from the community, and 20 youngsters (if age 4) or 15, if age 3. Under the direction of RCMA Board members Oscar Oropeza this program fills a tremendous void in the lives of the children and families they serve. Another RCMA Board member, Mrs. Elizabeth Maxwell, is assistant director of the program.

The lot of the five-year-old migrant tended to be an unsettled one this year. We experienced some failures. In theory these youngsters went to kindergarten in the public schools. And, in fact, most of them did. But in a 1-to-30 teacher-child ration (in contrast to a 1-to-10 ratio in

the trailers) things did not always fare well. A change in this is underway to give some 5's back to the trailers (which will make room by giving some 3's back to RCMA), a move that should provide a measureable improvement.

The continuum has now delivered the migrant child to first grade, hopefully in better readiness for that big occasion than had he not traversed through the child deveopment center and the trailer program. Has this been checked? Have we followed each child or a number of children? Not to any degree yet, for the whole continuum has to date only "graduated" a handful of youngsters into the first grade. The graduates of one exceptional trailer teacher have been informally checked. It is encouraging to note that not one of those youngsters has had to be assigned to a "special", or remdial, class.

Maybe, just maybe.....

But the migrant child who has been missed, or the child is third, fourth or fifth grade who began the journey before our efforts commenced--what of these?

The next sector of the continuum addresses itself squarely to this challenge in a manner unbelievable asit is thrilling, is the next sector of the continuum. Functioning under the ponderous title, Volunteer Tutors to Migrant

Children in the Public Schools, are over 100 college degreed women volunteering one-to-one tutoring services during morning class hours at four public schools with heavy enrollment of migrant youngsters. Three elementary schools and one junior high. The school principals involved are unanimous in singing high praise for these ladies' accomplishments with the children. RCMA feels this tutoring program to be the finest thing ever to have happened to the migrant child in the State of Florida. We act as "big brother" to this group, but its fantastic accomplishments are its own. Organized in the Kendall Methodist Church and led by the fabulous Ruth Bamber, these dynamic ladies are struggling to maintain independence of operation, freedom to chart their own course, and full recognition of this free association.

RCMA's muscle is solidly behind these objectives, for we see this independence asessential to the best interests of the children served by these competent tutors.

RCMA strongly believes that the ultimate success of the continuum will depend greatly upon maintaining the independent operation of each of its sectors, the right and the obligation to offer objective criticism of one another's procedures, and the duty to strive constantly

for improvements in one's own sector.

Most of all, our federated continuum requires an integrated and well-coordinated curriculum to which all components are committed. Such a system would be monitored and professionally evaluated by an independent institution of higher learning. Complacency and self-satisfaction could destroy the total effort.

RCMA AND THE FARMWORKERS

The world of Florida's farmworkers is altering rapidly. Some profound changes are taking place. Certain lines are blurring. Others are coming into sharper focus. The once clear distinction between migrant and seasonal workers is fast disappearing. The crew chief system is showing signs of coming apart. Court determinations of the migrants' rights to legal residency and rights of citizenship are individualizing the farmworker and his family. He no longer need remain an inseparable unit of a faceless, voiceless mass.

In Dade County, the "establishment" in playing an increasingly active role in encouraging and assisting the positive aspects of these changes to come about more rapidly, more easily, and with as little pain as possible. RCMA has been

Crew Chief Controls Weakened

Farm Labor Situation In Dade Changes

By VIRGINIA AMENDT
Staff Writer

South Dade's migrant worker force is at its peak, labor camps have been chock full for weeks — but last week tomato growers were short of pickers.

With heavy harvesting under way for the first time this season, growers faced losses if they couldn't get their crop picked, and some lashed out angrily at the government food stamp program.

Crew chiefs complain they can't get their workers into the fields for a full work day now that they get food stamps, two growers told the Homestead City Council at a special Council meeting Wednesday on the farm labor pinch.

The situation is much more complex than that, states Wendall Rollason, executive director of the Redland Christian Migrant Association who has concerned himself for years with problems and needs of the farm worker.

"I think last week's problem stemmed from a communications gap," Rollason observed. "The growers apparently decided over the weekend to go into heavy harvest, after holding off in hopes of a chill to size up the crop . . . then they couldn't get hold of the large numbers of workers they needed all at once."

But they are basic changes in the farm labor situation which have deeper implications, and Rollason believes growers aren't fully aware of this.

He ticked off three important changes: the breakdown of the crew leader's tight control, a shift to other occupations by growing numbers of former field workers, and increased educational aspirations for the young.

Ironically, a key factor in producing much of the change is the new public housing now available for workers in agriculture — housing which was built to assure a continuing migrant labor supply to South Dade farmers.

"The controls a crew leader formerly had over his people are dwindling, and the biggest of these was housing," Rollason explained.

Traditionally, the large grower-owned labor camps have been turned over to crew chiefs who installed their workers, collected the rents from them and turned them over to the camp manager.

"Thus, the tenants were under the thumb of the crew chief — if they didn't work for him, they'd lose their housing," Rollason pointed out.

But with the Homestead Housing Authority assuming a greater role in housing farm labor, this is no longer true.

Redland and South Dade Labor Camps were both rebuilt with federal funds, and federal regulations prohibit renting the units to crew chiefs. They must be rented directly to the tenant.

"George Eicher (executive director of the Housing Authority) is observing not only the letter but the spirit of this regulation," said Rollason. "Once in awhile there are complaints that a crew leader has gotten ahold of some units, but this is swiftly rectified when Mr. Eicher finds out."

Another federal regulation is that the principal breadwinner in a family living in one of the camps has to be employed in agriculture, but the other family members who work don't have to have farm jobs.

When crew chiefs controlled camps, they saw to it that all tenants who wanted to work did farm labor.

"The camps are full now, but everybody isn't working on the farm," Rollason pointed out.

Out from under the crew leaders "hammerhold," farm workers are showing a growing independence, he continued.

"The crew chiefs complain their workers will only work a few hours; I believe these reports are exaggerated, but there's no question the chiefs are facing problems they have never had before because of this growing independence."

"Of course, with this independence workers are sometimes going to make some poor judgments," he condeded.

"Undoubtedly food stamps have been one factor in freeing the worker from control of the crew chief," he added. "But the average worker knows he's got to make it here. He can't pay the rent, the light bill, with food stamps. "Field labor is hard work — it's a killing pace to work out there for eight hours whether you're born to it or not," Rollason observed. "As a trend, they do want an easier life; in this they are not guilty of anything different from the rest of us, generally speaking."

One beef which Rollason says he is getting from many farm workers this year is that they believe farmers are giving crew chiefs a better deal because of their increased costs, but the chiefs aren't passing any of this along to the worker.

Rollason said he believes that because crew chiefs suffered in last spring and summer's poor harvest, they may be trying to make up their losses at the expense of their crews.

The third factor — the desire for education — is becoming more and more evident, he said further.

"Nationwide, traditionally 80 per cent of migrant kids drop out of school by sixth grade, and go to work in the fields at 16. But this is changing.

New Coalition To Speak for Farmworkers

'Leadership Shifting to South Dade'

A new coalition of several splinter agencies dealing with farmworkers in Dade County was announced Wednesday at the meeting of the Greater Miami Coalition in the Homestead Agricultural Center.

Called the South Dade Farmworker Group, it was formed to create a broader-based planning council to meet the needs of the poor and to serve as the spokesman for seasonal and migrant farmworkers.

VICTOR GARCIA, president of Organized Migrants in Community Action (OMICA) and an employe of Florida Rural Legal Services in Homestead made the announcement.

"The needs of the people will be expressed by the new organization. This group will bring other organizations together to work for the common good," Garcia said.

Harry Cain, chairman of the Greater Miami Coalition's Migrant Services Committee, praised the move. He said the leadership was shifting from the Miami-based coalition to the new group in South Dade.

"The (Greater Miami) Coalition will no longer schedule meetings. If the new group invites us to theirs, we will come."

THE SDFG is composed of OMICA, Farmworkers Migrants United, the Community Action Migrant Program, the Dade Community Action Agency and the Redlands Christian Migrant Association.

The intent of the new group is to give farmworkers the dominant position in decision making. Its board will comprise 27 members of which nine will be black, nine Spanish-speaking and nine Anglos. Of this group, 60 per cent will be poor.

Wendell Rollason, executive director of RCMA, said, "the poor will have voting control."

Cain said if the new group works "It will be the first time a truly ethnic group has been formed in South Dade.

"We must have a cohesive voice to speak for all groups," he added.

IMMEDIATE AIMS of the group are to reinstate Operation Mainstream to meet acute needs of unemployed farm workers, to humanize the food stamp program and a job-training program to help farmworkers make the transition to non-agricultural work.

The group hopes to overcome communication problems with government agencies.

THE MIAMI HERALD **Thurs., Sept. 9, 1971**

the catalyst in much of this. Through RCMA run threads of many efforts of the establishment in these directions. N umerous local churches, the government of Metropolitan Dade County, the United Fund of Dade County, the Greater Miami Coalition, the agricultural industry, the Dade County Boardof Public Instruction, the State of Florida's Division of Family Services, U. S. Congressmen andFlorida State Legislators.

Through it all, RCMA's position is firmly consistent: we strongly support The System, but frequently oppose the status quo.

In dealing with farmworker problems, successes come only one at a time, while failures seem to come in bunches. Yet inexplicably any objective examination discloses a record of rather substantial progress over the past several years' effort.

What effort? The effort to bring the establishment into the lives of the farmworkers in positive ways and the farmworkers into a participating role in the establishment. RCMA, from its middle position, works both sides of the street on these objectives.

We do this by building bridges, many bridges, bridges between government officials and farmworker leaders, bridges between businessmen and farmworkers, growers and

Migrants to Help Plan Job Training

SPOKESMEN FOR MIGRANTS and a committee of the Dade County Manpower Planning Council agreed Friday to structure a local advisory committee with 60 per cent farmworkers and 40 per cent growers and businessmen to help plan the U.S. Department of Labor's $3.5 million job training program.

South Dade growers and migrant spokesmen forced the issue at a meeting in the Homestead Agricultural Center, stating that if they didn't have a part in the planning of the program, presented at the meeting, they wouldn't touch it.

WENDELL ROLLASON, president of the South Dade Community Council, said the issue was local control.

The council, composed of a cross-section of community groups, was highly critical of the plan because there was no local participation in the actual planning proposal, Rollason said.

HARRY TYSON of the Florida State Employment Service said the retraining plan covered Dade, Broward and Palm Beach counties.

Rollason said it was notable that local growers had agreed with the farmworkers regarding the retraining program.

"We know what we need down here," Rollason added.

THE MIAMI HERALD Tues., March 14, 1972

$1.4 Million Cost

Migrant Training To Begin May 15

The $1.4 million Migrant Farm Workers Training program in Dade County scheduled to begin April 1, will probably begin May 15, according to Floyd Christian, state commissioner of education.

Christian phoned Wendell Rollason, executive director of the Redland Christian Migrant Association, with news of the May 15 date Tuesday in response to inquiries made by Rollason on behalf of the South Dade Community Council, which met Thursday night.

Two men — Ben Patterson, deputy director of the Division of Labor of the Department of Commerce and James Fling, director of adult migrant education for the state of Florida — will come to South Dade Wednesday to meet with the local advisory committee of the state's migrant program.

The delays have apparently come from a mix-up in governmental funds between HEW and the Department of Commerce, according to Rollason.

When finally begun, the program will provide for about 400 people to receive on-the-job training and educational help for 26 weeks. Emphasis will be on family training, with at least two people from every family enrolled entering the program.

In other action at the South Dade Community Council meeting, members voted unanimously to pass a resolution opposing the current federal practice of designing programs which exclude certain groups of farm workers. It will be sent to appropriate federal departments.

"We all work in the same fields and should share the same opportunities," said Rudy Juarez, supporter of the resolution. He said he was against programs that pitted the seasonal farm worker against the migrant worker and Spanish speaking workers against English speaking workers.

Friday, April 28, 1972, The South Dade News Leader

Meeting Seeks Housing To Meet Migrant Crisis

By EARL DEHART
Homestead Bureau Chief

The Greater Miami Coalition met Thursday in Princeton with farmers, public health officials and migrant agencies to try to head off a housing crisis.

Even as they met, they were interrupted by a crew leader asking where arriving migrant workers could stay now that the Princeton Housing Development Labor Camp is closed.

DISCUSSION centered on means of reopening the camp temporarily. It was closed by C. C. Carpenter after he was refused a permit to operate by the Florida Health Department, and it was agreed at the meeting to furnish Carpenter a detailed report of necessary improvements. The report will be provided by the Dade Health Department.

It was also disclosed by Wendell Rollason, executive director of the Redlands Christian Migrant Association (RCMA), that the group is negotiating with the state for land to build new housing at the old state prison camp below Florida City

Former Sen. Harry Cain, chairman of the coalition's Migrant Affairs Committee, said, "What disturbed us most was migrants are already appearing now in South Dade. The sooner we get on the ball, the better off we will be."

CAIN SAID the group agreed unanimously that all old camps such as the Princeton one must go, but "our only concern of the moment was to do the best we can with a bad situation."

He said the coalition and other migrant organizations would work hard to generate funds for additional new housing in the next two years.

Present migratory labor laws were also criticized by the group, Cain said. "We will seek legislative changes because most of them are bad laws and not enforceable."

Rollason, who helped arrange the meeting, said the main objective was to blueprint a new housing program phasing out old camps without hurting the migrants while doing so.

"All old housing must go," Rollason agreed, "but the question is the rate in which it will happen."

WHILE THE group was in session a crew leader interrupted to speak to Carpenter. She told him that she had been turned away from the Princeton camp Thursday morning.

Mary Martinez said she had lived at the camp for the past five years and she had 35 members of her family on their way here without a place to stay.

Another crew leader, Charlie Wilson showed up with his wife at the Princeton camp Thursday afternoon hoping to reserve rooms for 20 people his brother is bringing down today from Fort Pierce.

"What are we going to do — we got 20 people coming in," Wilson asked. Camp manager Howard Thompson said there was nothing he could do for them because the camp was closed. Residents are being evicted.

"WHEN THEY pushed down Mexico City (a migrant camp that burned last year) we had no other place to go except here," Wilson said.

Another eight crews are also on their way, Wilson said. "They stayed here last year."

"I don't understand this. They're not doing it up the road."

Wilson said he was going to work for a tomato grower in Florida City.

Among others attending the meeting were Ray Goode, executive director of the coalition; Theo Maddox, chairman of the RCMA's health committee; the Rev. Dave Bridgeman, chairman of the RCMA housing committee; growers Carpenter and Jack Campbell; Dorsey Henderson of the Florida Rural Legal Services, and John Eckoff, director of the Dade Environmental Health Division.

THE MIAMI HERALD Fri., Sept. 4, 1970

farmworkers. Bridges. Direct bridges. Bridges that sometimes must trave rse through RCMA are as quidkly as possible restructured as direct bridges.

RCMA is not a spokesman for the migrants, for they can now speak for themselves. The past two years has seen them placed on a n umber of local government and community policy-making boards. More participation is to come, as RCMA pushes, prods, and leans on the establishment.

We set up meetings, form groups and committees--all with the purpose of bringing the farmworker into The System. But there's a rub to this. And this rub is not infrequently flares into real friction. The farmworker is not willing to come in at the bottom of the heap. He's already at that level. He wants in with some measure of equality, equality of voice, equality of opportunity, equality of decisions. RCMA supports this.

In Dade, acceptance is good.

But resistance is high in entrenched state bureaucracies. Not against migrants, but against "outsiders". Governors and presidents come--fume at the sullen resistance of bureaucrats supposedly subordinate to them--and then go. The bureaucrats stay on.

66 Mexican-American migrants drop work-training program

By HILDA INCLAN
Miami News Reporter

All 66 Mexican-American migrant workers enrolled in a work-training program with SABER Inc. walked out this week, claiming they are not getting the training promised. The program is operating under a $600,000 federal grant made in February.

SABER Director Armando Lacasa, a Cuban, said the training had been delayed due to red tape, but that it has been available since Monday, when the walkout began.

The 66 work-training positions were made available to the migrants beginning April 10, at the request of Dan Gainey, of the U.S. Department of Labor in Atlanta.

SABER was supposed to find jobs for the migrants and pay them at the rate of $1.60 an hour for 36 hours a week. Under the program, 30 hours were to be spent on the job, 5 hours on being instructed and one in counseling.

"But it takes time to get all the jobs lined up and to subcontract for the educational part of the project," Lacasa told The Miami News today.

While this was being negotiated, the migrants were being paid to do some work in the office of the Mexican organization, OMICA.

"That is all the people got, the pay," complained Victor Garcia, OMICA director. "They never got the promised training. I don't understand why an agency can get money for a program it isn't ready to carry out. We don't understand why the government gives the money when there is no training."

Lacasa said the training is now available at Loyola School, a Cuban private school and jobs are open at Homestead Air Force Base in the skilled and clerical fields with on-the-job training.

Instruction at Loyola will include English, typing, and consumer education. Free transportation to and from the school also is available, he said.

THE MIAMI NEWS Wed., May 3, 1972

State Control Opposed

Farm Workers' Training Vetoed

Migrants, Growers Vote No

By JOHN CAMP
Herald Staff Writer

The Dade County Advisory Committee to the State Migrant Traning Service agency Wednesday night rejected a farm worker training program which would have cost $1.9 million in federal funds.

The committee is composed of 60 per cent migrant farm workers and 40 per cent growers and South Dade businessmen. The rejection of the proposal was unanimous.

The program was rejected because members of the committee were opposed to its operation by the State Employment Service and because 32 of 72 staff positions would go to state personnel, not to farm workers.

THE 40 FARM workers' positions outlined in the proposal would have been the lowest-paid and lowest-ranking jobs in the project.

"The Florida State Employement Service, as it relates to the farm worker, is solely an agent of the farm industry," said Wendell Rollason, chairman of the committee.

"I went to the state time and time again and warned them that if this fell under the State Employment Service, these people would reject it.

"But then it comes out and we find it under the employment service."

THE COMMITTEE agreed, however, to meet with Ben Paterson, associate director of the Florida Office of Employment Security to try working out another approach to the problem of training migrants for nonfarm jobs.

The move to reject the proposal was led by Rudy Juarez, head of Organized Migrants in Community Action (OMICA).

THE MIAMI HERALD Thurs., May 4, 1972

Panel's Vote Won't Change Farmworker Job Training

By JOHN CAMP
South Dade Bureau Chief

A $3.1 million farmworker training program will go ahead as scheduled in Dade, Broward and Palm Beach Counties despite rejection of the program by its own Dade County Advisory Committee.

Dade County's share of the federally-funded program will cost approximately $1.9 million, and will be channeled through the Florida State Employment Service.

Ben Patterson, associate director of the Office of Employment Security, said Friday that staff for the program will be hired beginning May 15 and actual training will begin on June 5.

WENDELL ROLLASON, chairman of the advisory committee and executive director of the Redland Christian Migrant Association, said, "I don't think that the people here will stand for it. We turned the program down because it wasn't what they wanted."

Patterson, contacted in Tallahassee, said that he expected the program would be fully open to farmworkers and that their wishes would be sought and respected by program personnel.

He said that he felt Rudy Juarez, head of Organized Migrants in Community Action (OMICA) had "an abnormal amount of influence" on the committee's rejection.

JUAREZ SAID that his organization, OMICA, would oppose any new proposal in which the farmworkers did not have a full voice.

The two principal points of dispute between the state and the advisory committee involved channeling the funds through the Florida State Employment Service — which will handle the funds under the revamped program — and the number of non-farmworkers staff positions involved in the program.

The program was originally designed to give adult migrants training that would allow them to see jobs outside of unskilled farm labor.

THE MIAMI HERALD Sat., May 6, 1972

Migrants Say They Know What's Best

SOUTH DADE REPORT
john camp

Last week, a Dade County farmworkers committee rejected a $1.9-million training program for reasons not often heard from low-income organizations looking for funds. The group said that the program was top-heavy with well-paid, state-appointed administrative personnel, and, as such, was a waste of the taxpayers' money.

The reasoning behind the rejection according to committee members, is that farm workers know what is best for farm workers and should play a major role in any aid program. For too many years, they say, program after program has failed because it lacked input from the people.

The committee also distrusts the Florida State Employment Service, which is to administer the program, because of what the committee calls "a long record of discrimination" against farmworkers.

The group's complaint didn't make much of an impression on state officials, though. The state is going to have a farm workers' program whether or not the farmworkers committee likes it.

THE MIAMI HERALD Tues., May 9, 1972

Positions "belong" to them. Funds "belong" to them. Certain programs are theirs by some divine "right".

RCMA disagrees. The status quo must yield here. The System must admit the farmworker as a co-equal in charting his own new future. Only the American Indian suffers more than the farmworker at the hands of long-established federal and state agencies empowered to "help" them. Even poverty agencies established within the past decade to aid the migrants, to provide them voices of their own, or attain other high sounding goals have instead converted themselves into bureaucratized havens for the select few. And few of those few were ever migrants.

Moderate, middle class RCMA is among the miniscule few that practices preachings. Our staff development program is taking the farmworker straight from the fields and placing her (and in one case a "him") in direct decision-making charge of staff and programming, with university trained professionals scheduled to be subordinate to them.

The role of the professional--educator, lawyer, social worker, physician, or nurse--is of extreme importance in the programming with migrant farmworker families. In truth, there can be little success of substance without

their involvment, if needs of the migrants are to be met.

Yet the professional should be kept within the confines of his own discipline when involved in a farmworker program. This is RCMA's firm conviction. It is based upon years of pragmatic experience and observation which have taught us that the migrant's world is so alien to the rest of us that none entering it including professionals, can give any program--even a good one--the keen direction and acceptable leadership that an intelligent migrant from the fields can provide, irrespective of the level of his formal education.

Until this "radical" premise is understood, accepted, and put into prace, the federally funded migrant programs in Florida and elsewhere will continue to range from failures to mediocrities. Until this RCMA concept of a dual staff--operations and professional: farmworkers and college trained: command and consultants--migrant programs will continue to hover at the bottom of their potential.

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Registration Law for Migrants Is Not Enforced, Officials Told

By EARL DEHART
Homestead Bureau Chief

Florida agriculture better prepare for labor problems if Tallahassee doesn't enforce the new Migrant Crew Leader Registration Act, Wendell Rollason, director of the Redlands Christian Migrant Association said Monday.

The act, passed last spring, is aimed at protecting migrant farmworkers from crew leader abuses. The act says crew leaders must register with the Farm Labor Offices certifying they have insurance on vehicles that transport workers. It also prohibits farmers from contracting with unlicensed crew leaders. The law applies to crews of 10 or more.

Rollason said organized migrant groups in the state, which have favored confrontation with farmers in the past, could be anticipated to do so this year if Tallahassee does not honor its commitment to protect field hands.

Even though some crew leaders have attempted to register and pay their $25 fee, Farm Labor Offices have not received official authorization to take the fees. Also the necessary forms have not been provided.

Dorsey Henderson, who drafted the bill as a member of Sen. Lee Weissenborn's Commission on Migrant Affairs, said the hang-up was caused by a legal dispute between the Migrant Commission and Department of Commerce attorneys. The latter said the $25 registration fee should go to the general tax fund instead of administration of the act.

Henderson said the intent of the bill is clear that it should be used to administer the act. Legislative action is being prepared now to remedy the conflict, Henderson said.

Rollason said, "I acknowledge that the Department of Commerce is faced with certain difficulties in getting enforcement into action. But, if they had really wanted to, they could have done so two months ago. All we are getting are words, excuses and false promises.

Al Auget of the Princeton Farm Labor Office said he didn't have the forms or the authorization to register crew leaders.

"Our hands are tied," he said.

Rollason said there are state funds that could be used in the interim until the legislative oversight is corrected.

"You can be certain if business needed something the Department of Commerce would have found the money long ago," Rollaso said.

Two weeks ago, Rollason asked Gov. Reubin Askew for help and then Lt. Gov. Tom Adams who doubles as director of the Department of Commerce.

"Still there is no enforcement," Rollason said.

THE MIAMI HERALD Tues., Dec. 7, 1971

Funding Caused Delay

Registration of Crew Chiefs to Start

TALLAHASSEE — The registraion of migrant crew chiefs, delayed by uncertain funding since July 1, will begin immediately, Florida Division of Labor officials said Thursday.

"Registration forms will be in the Farm Offices by the first of next week," promised L. F. Shebel, chief of the division's bureau of employment. "We want to have the (registration) act fully implemented by Jan. 1."

Implementation of the crew chief registration was assured during the legislature's special session by a technical bill that specifically placed the $25 registration fee into a special account for operation of the crew chief act, Shebel said.

Crew chief registration, designed to eliminate certain abuses by migrant crew chiefs, had been delayed when division officials questioned whether the original legislation allowed the division to use the $25 fee for operation of the act.

"We operate on federal funds," Shebel said. "But we couldn't use that federal money to implement a state law."

The Migrant Crew Chief Act would require liability insurance on vehicles transporting migrants and would require crew chiefs to provide workers a statement of wages and deductions.

Crew chiefs working without proper registration would be guilty of a misdemeanor under the state law, as would employers hiring them.

THE MIAMI HERALD Fri., Dec. 10, 1971

THE MIAMI HERALD Fri., Nov. 5, 1971

Stem Mexican Farm Imports, Rollason Asks

By EARL DEHART
Brevard Bureau Chief

Wendell Rollason, executive director of the Redlands Christian Migrant Association, called Thursday for a congressional hearing to consider controls on Mexican agricultural imports. He said the imports are undermining Florida's number one industry and threatening the jobs of thousands of farm workers.

In a letter to Rep. Dante Fascell, Rollason said, "Apparently, in this case, the national interest calls for opening wide our border gates to a virtually unlimited flow of fresh produce — and the American farmworker be damned."

Rollason said Florida farm workers and growers were in the same boat and will either sink or swim together if relief from Mexican imports is not forthcoming.

The United States Department of Agriculture reports fresh vegetables imports from Mexico rose from 2.5 million pounds in 1959 to almost double in 1970.

Tomato imports gained the most during this period going from 18 per cent to 24 per cent of the total sold in the United States. These imports compete with California and Florida tomatoes.

Florida's once flourishing strawberry crop is almost out of the picture now because of cheaper Mexican imports, Rollason said.

"We are not proposing the abolition of Mexican vegetable and fruit imports," Rollason said. "We are saying that the seriousness of the situation calls for import controls."

Rollason asked for time to train farmworkers in new skills so they could be absorbed by businesses.

The USDA said that in the years ahead, crops that require extensive hand labor — such as tomatoes, peppers, cucumbers, egg plant and melons — will likely be imported in increasing quantities.

Wendell Rollason
. . . seeks hearing

Fascell Outlines 5 Steps To Limit Mexican Imports

Rep. Dante B. Fascell outlined a five-point program Tuesday he hopes will bring some relief to Florida farmers and farmworkers who say their existence is threatened by increasing Mexican vegetable imports.

In letters to the departments of state and agriculture, Fascell said his programs were designed to preserve Florida as the prime source of winter vegetables.

He urged his recommendations be used as a basis for trade negotiations set for next week in Mexico City.

Fascell recommended:

- Upgrading of Mexican information machinery to ensure full compliance with a voluntary agreement to reduce tomato exports to the U.S. (Last year, Mexican exports exceeded the target by 25 per cent).
- Inclusion of cherry tomatoes with an agreement on limiting them to 18,000 metric tons (the U.S. Understood they were included under the original agreement).
- The reduction of volume to 160,000 metric tons (about the same level as the 1966-'67 season).
- Inclusion of strawberries in the voluntary restraining program.
- Considering inclusion in similar restraining programs of other produce such as cucumbers which are also threatened by Mexican competition.

THE MIAMI HERALD Wed., Nov. 10, 1971

RCMA AND THE AGRICULTURAL INDUSTRY

In its 1970 publication, "The Future Is Now", the Redlands Christian Migrant Association said:

> RCMA has moved from its peripheral position in migrant affairs to a role of forceful community leadership in these matters...In exercising this leadership RCMA is aggressively seeking total community participation; our effort has as its keynote the spirit of community harmony in developing a county-wide program geared to produce substantial and meaningful economic and social advancement for the migrant.
>
> By "total community participation" we mean just that. We include the growers. They and the migrants are at present inseparable parts of the same picture, agriculture. Individually, farmworkers can be trained for other employment, but as a group under today's economic conditions they are tied inexorably to the fate of agriculture. Next year, or the year after that, or the following one, a disaster for the growers will be a disaster for the migrants. And all the rending of shirts, or beating of the breast, or action, or invective will alter this nary a hair. The migrants' best interest in Florida during the 70's will be served best by the existence of a healthy, prosperous agricultural industry.
>
> Thus, RCMA fights for agriculture. There's no mystery as to why.

And that's RCMA's position today. If anything, our reasons have been strengthened and added to during the intervening two years.

Growers like William Krome, Jack Cornelius, and Richard Alger are currently sitting around the same table with farmworkers, addressing themselves jointly to possible solutions to community problems, working together developing training programs to enable some migrants to leave agricultural work. Yes, things are beginning to change.

oOo

Group opposes drug tests

'Don't use migrant kids as guinea pigs'

By AL VOLKER
Miami News Science Editor

Florida's public health chief has been urged to halt a move by Broward County officials to test a controversial drug on children of migrant workers.

A wire addressed to Dr. James Bax, head of the Department of Health and Rehabilitative Services, called the proposal "revolting."

Wendell Rollason, executive director of the Redland Christian Migrant Association, said his group telegraphed Dr. Bax that "emotionally disturbed migrant children" to be used in the proposed experiment "are essentially a captive group."

The study was proposed by Dr. Sonja Harrold-Lessne, a private physician who operates a baby clinic for the Broward County Health Department. The subjects were to be chosen at random from among 900 farm labor children being treated for behavioral disorders at the Migrant Clinic in Pompano Beach.

Dr. Harrold-Lessne submitted her proposal to Dr. Paul Hughes, Health Department director, and he is considering it. It would have to be endorsed by the State Board of Health.

The drug in question, Ritalin, is said by its manufacturer to be "a mild stimulant and anti-depressant, which brightens mood and improves performance."

But a congressional investigation of Ritalin is pending and the Food and Drug Administration is also looking into it as a possible "dangerous substance."

Dr. Harrold-Lessne proposed using the drug on 3- and 4-year-old children to test for a year the effects of Ritalin on behavior, learning abilities and school adjustment.

"We vigorously protest Broward and state public health officials considering the proposal to use emotionally disturbed migrant children as guinea pigs in medical experiments with controversial drugs," the wire to Dr. Bax read.

"That these children are essentially a captive group makes the whole idea especially revolting," the wire said. "Obviously the low educational level of the parents of the youngsters involved is the key factor of such a proposal. They could be given a simplistic explanation of the procedure that would assure the obtaining of necessary written parental permission, no questions asked."

The wire concluded:

"Thus our organization insists that you order the immediate end to any consideration of the use of migrant children in this proposed project."

THE MIAMI NEWS Fri., Aug. 7, 1970

Girl's cut-foot ordeal sets wheels of S. Dade hospital reform in motion

By ROBERT STULBERG
Miami News Reporter

It was 2:30 in the afternoon when Judy Baker, a 10-year-old migrant girl, slashed her foot to the bone while playing near the State Farmer's Market near Homestead.

She had cut tendons and nerves and she required surgery. But for nearly 10 hours she was unable to get that surgery.

She was taken to two nearby clinics: one was closed and the other did not have the facilities to perform the surgery. Next, two South Dade hospitals referred her to Jackson Memorial in Miami.

Finally, she was taken to Jackson Memorial after waiting an hour and a half for an ambulance. She underwent two major operations and, eight days later, was released.

Judy Baker's experience was nothing new to South Dade migrants. For years, they and their children have had problems finding adequate medical care.

But the young girl's case was distinctive in one respect: Her story was picked up by the press and, as a result, something soon may be done to improve medical care for migrants in South Dade.

About a week ago, The Miami News reported the story of Judy's ordeal, which occurred on Sunday, Jan. 2.

Since then, according to a leader of the South Dade medical community, "activity is increasing" on projects designed to improve medical care for the rural poor.

George Rice, executive director of Community Health Inc., a nonprofit planning group in South Dade, said last week that the Baker case has "helped to expedite an already urgent situation."

The case, he said, has helped demonstrate that "something had to be done right away" and "highlighted many things we can work on — though we certainly can't solve everything all at once."

In the past week, Rice said, the South Dade medical interests have met to discuss several proposed innovations. some of the plans have been discussed many times before. Some are new.

Rice explained all of the plans will be coordinated by CHI, a board of representatives of medical and local community groups, which was set up last year to examine ways to provide a complete network of medical services for people living south of Kendall Drive.

Among the plans Rice outlined are:

● Expanding the service at the Martin Luther King Jr. Clinica Campesina in Homestead — the migrant clinic which was closed when Judy Baker sought help. The clinic, a federally funded office, was closed for lack of funds, Rice said, and CHI is now seeking funds to keep it open around the clock.

● Negotiating contract agreements between the county and several South Dade hospitals, so the hospitals will be able to serve increased numbers of indigent patients. The first contract will be with Baptist Hospital in southwest Miami, Rice said. Baptist was the first hospital at which Judy Baker stopped.

● Improving delivery services for patients in South Dade in a number of different ways, including development of a public delivery system to supplement existing ambulance service. Rice said he also intends to find out if delivery can be improved at Randle-Eastern Ambulance — the ambulance service which Judy finally took to Jackson Memorial.

● Providing "hospital coordinators" at the various outpatient clinics in South Dade to advise patients where they should go for treatment. Rice said that if such a coordinator had been able to advise Judy and her mother, Mrs. Letha Baker, their search for medical care may have been simplified.

In addition, said Rice, CHI has instructed him to conduct a thorough investigation of the Baker case and examine where the case points up "breakdowns and low points in the system."

He said that the full CHI governing board met about a week ago and the Baker investigation was high on the agenda.

Rice noted that perhaps the most vital improvement CHI is now working on is the plan to arrange contracts between the county and South Dade hospitals for care of the poor.

Under the contracts, he explained, outpatient migrant clinics in the area will be able to refer patients to Baptist and, possibly, to several other hospitals, and the county will foot the bill for the medical expense.

When Judy Baker sought help at Baptist, he said, the hospital, a private facility, had no arrangements for treating indigent patients and "they can't be expected to provide services when they have no funds."

If a contract had been negotiated with Baptist, however, he said, Judy probably would have been admitted there, and she would not have to make the 32-mile trip from Homestead to Jackson.

Rice's optimistic view of the situation was echoed last week by Wendell Rollason, the executive director of the Redlands Christian Migrant Association, who called the Baker case to the attention of The News last week in a series of letters he wrote to the accused medical institutions.

Rollason, who termed the Baker case "a revolting story" and inexcusable affair in his letters, said he is "satisfied that our position has had a salutary effect in providing for the real needs of migrants."

"I have gotten off-the-record responses from responsible members of the medical community," he said. "Sincere efforts are being made to see to it that there is not a repetition of this case.

"I am satisfied that they were really shaken by the publicity and by our attacks," he continued, saying, "I believe that the community is now determined to bring this sort of a thing to a halt."

Rollason said that he has not received — and is not expecting — any replies to his letter which, he conceded, were written in such direct terms as to possibly "cause some bitterness."

He also said, "I don't want to pursue something that will be antagonistic at this point . . . I am pleased with the reaction we have gotten on the case."

THE MIAMI NEWS — Mon., Feb. 7, 1972

RCMA, ITS STAFF AND ITS BOARD

Eighty per cent of RCMA's salaried staff members began with the organization as unpaid volunteers. And they continue to contribute an enormous amount of voluntary service week after week, month after month. In time alone, these 16 staffers are the equivalent of 23. But it goes much further and much deeper than that.

By having forged together a tightly-knit band of "volunteer type" individuals we created a staff unequalled in motivation and determination to achieve the impossible in behalf of the children and families we serve.

If RCMA has a "secret" to its success--this is it. The staff.

And, if we had a Staff Member of the Year, we're all agreed this year it would be our Coordinator of Services, Juan "Tony" Mirelez. In charge of maintenance, the children's safety, dangerous dogs, weekend emergencies, neighborhood squabbles, and all "what are we going to do about . . . ?" situations, this young man knows no quitting time, and refuses to turn his back on any need. With us only a year, he personifies RCMA and its staff and all we stand for.

Our organization is church oriented, not church dominated. Board membership reflects this. Laymen, minister, priest, Most of our board members enjoy close associations with the churches of their choice.

One of these is our president, Theo P. Maddox, Jr., who entered into the service of RCMA after retiring from a long career in the Dade County Health Department which culminated in the post of Coordinator of the Migrant Health Project.

RCMA is proud of its participating board membe rs. Of these, "Ted" Maddox is certainly the participatingest of the lot! He puts in an incredible number of volunteer hours in clinit time and participation in health planning sessions, etc. His quiet, unobtrusive mannerisms permit a continuing flow of accomplishments unnoticed by most--but not by all.

In these immediate pages we have included articles which deal with community involvement by a number of our board members and staff. Emphasis is on those who are farmworkers and/or members of a minority group. These persons add important dimensions to RCMA's Board of Directors.

But RCMA's major Board strength stems from its heavy middle class representation. Its ability to serve the farmworker rests on this base.

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Alabama Sharecropper's Son Heads Migrant Organization

By EARL DEHART
Homestead Bureau Chief

David Dawkins, the son of an Alabama sharecropper, is the new acting president of Farmworkers and Migrants United in Homestead.

The 29-year-old investigator for Florida Rural Legal Services said Monday he was in the process of reorganizing the group which hasn't had a leader since Arnold McKay left for School.

"I'M FEELING my way through to see what type of program will fit their needs," Dawkins said.

The ex-construction worker said he "always wanted a chance to help people." This was the reason he gave up the insecure construction trade to join the Rural Legal Services.

When Dawkins was two years old, his father died and the family moved to Lakeland and then to Goulds in 1960. He graduated from Mays High School one year later and went immediately to work to help support his family.

"IT WAS a big thing then just to finish high school," he said.

There were five girls and three boys in the family, and

David Dawkins
. . . legal service aide

Dawkins had to turn down two basketball scholarship offers to support the family.

Dawkins said the major complaint he gets now as an investigator is the lack of housing because all the migrant camps are full.

"A lot of people don't want to rent to migrants," he said.

HE AND his coworkers recently met with federal and state officials in Tallahassee to map out proposals for the new manpower training program which the federal government is funding throughout the U.S. and Florida.

One of their suggestions was a family plan in which the husband and wife could attend trade school while the children stay in a day-care center. The parents would be paid a stipend to meet their needs so they would complete school.

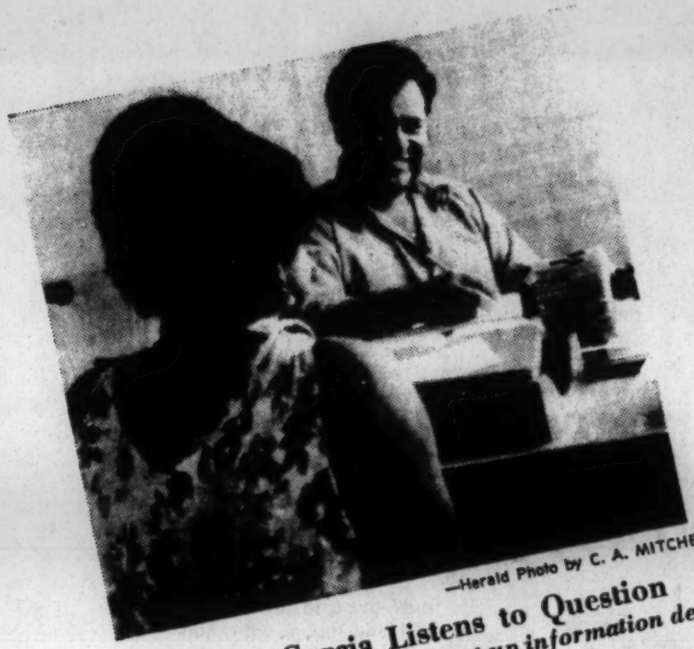
"FOR THOSE who qualified," Dawkins said, "we recommended additional administrative training so a person could operate a shop of their own."

"They pretty well bought the idea," Dawkins said.

He feels the farmworkers, not professional people, should control federal funds and draw guidelines. "They (professionals) have never worked in the field," Dawkins said.

"That's what happened in the past and is still happening," Dawkins said.

THE MIAMI HERALD Tues., Nov. 23, 1971



—Herald Photo by C. A. MITCHELL

Victor Garcia Listens to Question
. . . he's set up information desk

THE MIAMI HERALD Thurs., Aug. 12, 1971

Divinity Student Returns to Work In Migrant World

By EARL DeHART
Homestead Bureau Chief

"The church doesn't reach the migrants beyond its own congregation as much as I would like to see," 24-year-old Victor Garcia of Homestead said Tuesday.

He recently returned from San Antonio, Tex., after a year of studying at the Mexican Baptist Bible Institute, and believes there is a place for the church and the type of work he is now doing.

He returned to work for Florida Rural Legal Services at 240 S. Krome Ave., where he is directly involved with his people and their problems.

"I BELIEVE what the church preaches, but I don't see it happening," he said.

"Money comes and goes, but if they form some type of leadership or job training program, more of the people will get out of the cycle of their own problems."

Garcia was sponsored by the First Baptist Church of Perrine through his first year at divinity school. But a lack of jobs caused him to run short of funds and he returned to Homestead with his wife and three children.

Last Friday, he set up an information desk at the Food Stamp Center in Perrine.

"WE HAVE many people who said they weren't getting service and had to come back a week later. They need help now," he said.

When he heard talk of protest marches and picketing, Garcia said, he went to the center to help avoid one.

"The people believe the only way they can get things done is by demonstrations," he said.

Some of the problems migrants are having in getting registered for food stamps center around a lack of communication and moving enough people through the line.

"THEY receive only 45 people a day and sometimes there are over 100, which means they have to come back," said Garcia.

Joe Segor, director of the Migrant Services Foundation, said he discovered, by reading the food stamp handbook, that applicants who obviously were eligible but needed further checking should be given stamps for a 30-day period while an eligibility check was made.

"They were apparently playing it safe and cozy since they don't have enough investigators who can go out into the field," Segor said.

"One spokesman said they had to get permission from Jacksonville to do what's already approved in their regulations."

Segor believes the problem has been ironed out, and now he intends to beef up the stamp centers with volunteers and aides from social and county organizations. They will be trained in the use of the stamp handbook and placed in the offices to handle more applicants.

Emerging Latin Activism Faces Test In Uniting Population

By RAUL RAMIREZ
Herald Staff Writer

Stirred by promises of nearly $1 million in federal money to help the poor among them, Dade's Latin Americans are showing renewed vigor in community activism, and some predict their growing zest for involvement is only a beginning.

"The giant is awakening," says Dr. Rolando Amador, Cuban-born director of the Ada Merritt Community School in Miami's heavily Cuban Southwest section.

"The grass roots community is awakening to its own needs," Amador adds. "It is becoming conscious that leadership can come from its midst, and for the first time the grass roots are moving."

'For the past two years, some so-called agencies have been getting funds to help everybody, regardless of ethnic background, but the Spanish-speaking poor have received little of this help.'

—Rodolfo (Rudy) Juarez, head of Organized Migrants in Community Action

JOSE MOLINA, a Honduras native now coordinator of the Wynwood Community Project in a predominantly Puerto Rican section of Northwest Miami, smiles broadly as he nods in agreement:

"The poor are awakening and demanding their rights," he says. "They want to participate in the control of programs in their communities; they are maturing as a community."

From South Dade's tomato fields to Wynwood's decaying warehouses on the fringes of the North-South and Airport Expressways to Little Havana's bumpy streets, Latin leaders are talking with increasing frequency of "community participation" and "citizen involvement."

This interest became particularly clear when:

● The U.S. Department of Health, Education and Welfare sent representatives to Dade to seek proposals from Spanish leaders on how to spend several hundred thousand dollars the agency has available for the county's Latin poor.

● The U.S. Office of Economic Opportunity asked Dade's anti-poverty agency for suggestions on how to utilize $360,000 also on hand for the Spanish-speaking community's needy.

The subsequent activities of Dade's Latins are extremely significant, observers say, especially because of the talk coming from Cuban refugees about citizen involvement and community participation.

Says a long-time American student of the impact of Cubans in Dade, who asked not to be quoted by name:

"For years, Cubans have revived organizations in exile which existed in the Cuba of 13 years ago. You found associations of lawyers or doctors with members who no longer practice medicine or law; people who come from a particular city getting together as a municipal organization who are now scattered from Homestead to Hialeah, and so on. These groups are great for nostalgia and a feeling of belonging, but they do not relate to the realities of the Cuban community of today in Dade County.

"Now, however, some Cubans — still a minority — are beginning to form groups that relate to the realities of the exile community," he says. "It's an interesting development, long overdue, and healthy. This is not to say that the Cubans are united — but it's a step ahead."

THE CONCEPTS are not new. Black leaders in Dade County have talked about them for years, and citizen participation and community involvement are now built into rules governing programs such as Model City, Neighborhood Development Programs the Community Action Agency, and Dade's Department of Housing and Urban Development.

The basic idea is that the poor know best what their needs are, coupled with the assumption that community interest and backing are essential to the success of any program.

But many Latin leaders say such talk becomes mere platitudes when it comes to the Spanish-speaking communities, partly because of the Latins' own past inactivity and partially because of what they see as a recalcitrant power structure.

Some Latin leaders, like Rodolfo (Rudy) Juarez, the stocky head of Organized Migrants in Community Action (OMICA) border on bitterness when they say that activism in Dade's Spanish community is a "must."

"WE CANNOT sit around, because of the problems our people are faced with," Juarez says. "For the past two years, some so-called agencies have been getting funds to help everybody, regardless of ethnic background, but the Spanish-speaking poor have received little of this help."

Juarez declines to name specific individuals, but much of his resentment is obviously directed at Dade County's anti-poverty program, the Community Action Agency, with which the soft-spoken but tenacious Mexican American leader has clashed in recent weeks.

Although Juarez, as other Mexican, Puerto Rican and Cuban leaders in Dade, has been anything but idle in his quest for programs to aid his community's poor, his activities have just surfaced and mushroomed in the past two months.

THINGS BEGAN to happen after the federal government disclosed it had $1.36 million available this year to help the Spanish speaking poor in eight Southeastern states. The bulk of the funds would be available to the site of the South's largest concentration of Spanish people — Dade County, federal officials said. Then:

● HEW with $500,000 of that money, sent representatives to Dade to seek advice from Latin leaders on how to use it.

Turn to Page 3C Col. 1

● HEW officials, who said they wanted to deal directly with the Spanish-speaking leadership, suggested that a committee of five representatives each from the Cuban, Mexican and Puerto Rican communities be formed to screen proposals for use of the funds.

● The group, which dubbed itself the Spanish Speaking Coalition, was quickly formed, submitted four major and four secondary proposals, and just as quickly became embroiled in internal strife that still continues.

Meanwhile, OEO, which had $360,000 of the remaining funds to spend in Dade County, adopted a different approach for dispensing them:

● OEO sent a representative to meet with Community Action Agency officials, and asked for the agency's help in deciding how to use the money.

● The Spanish Speaking Coalition, although troubled by dissention among its members, asked that the CAA name the 15-member group as the sole spokesman for Dade's Latins in deciding how to use the funds.

● The CAA Board of Directors, with some members questioning how representative of the county's Latin community the coalition was, balked at the suggestion and instead voted to seek advise from other "identifiable" groups as well.

● Several coalition members, led by Juarez, walked out on the CAA Board, charging that the agency is insensitive to the needs of Dade's Spanish Speaking people.

But Isaac Withers, executive director of the CAA, has since vowed to involve a representative cross section of the county's Latins, including the coalition, in deciding how to spend the $360,000.

"THE BOARD instructed us to recognize this group (the coalition) and any other identifiable groups, and I'll be working with all of them, especially this group that's so concerned," he says.

"Philosophically," Withers adds, "the concept of helping the Spanish-speaking people is agreed upon by all. I'm not satisfied with the participation of the Spanish-speaking people that we have had in the past, and it definitely has to be expanded."

Admitting that "the general feeling" among some Spanish speaking leaders is "that we have ignored those communities," Withers says the CAA has "had deficiencies, but we have not ignored them."

"At first, the CAA program concerned itself with the devastating plight of blacks," he says, "but one thing I hope is that we can go about providing services to all people who need them, minority and otherwise."

Withers says he intends to utilize the "ongoing planning process" that the CAA has established through its 11 neighborhood facilities, which spread from Homestead to Opa-locka.

BUT, HE SAID, the CAA will be seeking the advise and assistance of Spanish speaking leaders, including the members of the coalition, to devise ways in which to seek opinions and suggestions of the poor people.

"The process is not cut and dried," he says. "If it was cut and dried, we'd really be denying them (Spanish people) the opportunity to have that input."

Juarez, who insists that Dade's Latins "want to solve our own problems, not to have somebody else solve them for us," says his quarrel is not with the CAA as such.

"Our argument is directed towards five or six individuals who are sitting in the CAA board seeking political seats and who are not really concerned with our people," he says. "We want to make it pretty damn clear that our argument is not with the blacks, or with the CAA itself."

But, he says, "we have agencies down here (in South Dade) from the CAA who're not in touch with the problems of the Spanish speaking here, and that includes Mexican Americans, Cubans and Puerto Ricans."

WHILE WITHERS speaks of reconciliation with the Spanish leaders, the Spanish coalition itself is trying to patch up some of the internal problems it has encountered.

Some of the Cuban members of the group complained that the coalition was not truly representative of the national breakdown of Latin Americans in Dade. (Cubans represent about 85 per cent of the county's 300,000 Latins but held only one-third of the votes in the group.)

Juarez, meanwhile, countered that while most Mexican Americans and Puerto Ricans in Dade are in low-income brackets, a much smaller segment of the Cuban population is poor.

The question was never settled, and finally a group of Cuban organizations gathered and selected five representatives to present specific proposals at a coalition meeting.

The meeting ended with some of the Cuban proposals being voted down and the Cuban delegation being challenged by other Cubans and finally disintegrating.

IT IS IN this atmosphere of distrust that an ad hoc committee of Cuban organizations has agreed to call a general meeting of existing groups to select their five representatives to sit on the Spanish coalition.

The meeting has been scheduled for Wednesday at 7:30 p.m. at the Ada Merritt Junior High Community School in Southwest Miami.

Meanwhile, Juarez and the Puerto Rican representatives say they intend to push ahead even if the Cubans decline to join their group.

"We the Mexicans and the Puerto Ricans feel that if the Cubans feel that they can't select five representatives we must say that the Puerto Ricans and Mexicans are together," Juarez says.

"What I'm really saying is that the coalition is a necessity — a must. We must unite ourselves because already we're beginning to see that some people do not want us to get together," he adds.

He Knows What Help Means to Poor

By EARL DEHART
Homestead Bureau Chief

Around South Dade
Phone Nos.: Circulation 350-2333 News 247-9333
Bureau Chief: Earl L. Dehart

"I came into this business as a bona fide poverty case," the new regional director of the Community Action Migrant Program in Homestead recalled.

The year was 1964 and Fernando (Chappy) Pro was out of work and behind in his rent. The Farmers Home Administration was about to foreclose on his house.

But Pro heard about a new poverty program giving people a chance to save their homes. He and his wife went to the new EOPI office in Perrine to learn more.

HE MET a young lawyer at the center who went to bat for him and got him on the program while he got established in a new job.

The young lawyer asked Pro if he would serve on the center's neighborhood advisory board. Pro spent 2½ years at the center while he worked at any job he could find.

He attended a Community Action Fund (forerunner of the present CAMP) meeting one night and after listening at length discovered the director was dealing with the establishment.

"I GOT UP and asked the director how he picked his board. The people there were mad because the farmers had gotten all their people on the board," Pro said. "There wasn't one person on the board to speak for the poor."

"My feeling at that time was a poverty war was being waged between the haves and have nots and you don't sit down, in any war, with your enemy and plan strategy."

With one of your kind on the board "you let the opposition know you're a force to be reckoned with and it behooves them to sit down and talk with you with equality," Pro added.

Pro said he was shocked the next day to learn the director had resigned.

"Apparently because of what I had said the night before, the state project director asked me if I was interested in working for them."

PRO HAD to make a choice, because he had a chance to attend an insurance school.

"The idea of this new approach of breaking the poverty cycle fit in with what I am," Pro said. The CAMP program assists poor people in job training, job placement and schooling.

Two years later, Pro came to the CAMP office in Homestead and worked under Roland Benson as a job developer. Benson was transferred recently and Pro became director.

—Herald Photo by C. A. MITCHELL

Fernando Pro Heads Migrant Program
. . . aims is to break cycle of poverty

Anonymous Donor Gives Christmas Hand to Poor

By BEA L. HINES
Herald Staff Writer

When Lester and Emogene Crosby came to South Dade from Alabama seven years ago, they had to live in a two-room shack with seven little children.

Mrs. Crosby, although having a rough time trying to keep her family going off their meager earnings, decided to volunteer some of her time to the Redlands Christian Migrant Association Day Care Center.

"WE WERE migrants, too, but I wanted to help," said the soft-spoken Mrs. Crosby.

She did it for nothing then, but when the center could afford to, she was hired as the director of the center.

Today the Crosby's (there are nine children now) live in a nice, four bedroom house at 11021 SW 222nd St. But she can't forget how it once was with them and counts everything as a blessing.

Christmas Eve, the blessing came from someone she doesn't even know . . . five crisp $20 bills to be used to buy needed clothing for the children in the migrant labor camp.

"THIS IS really a blessing," she said fingering the white envelope. "We are badly in need of diapers and panties for the little children. This will go a long way."

Mrs. Crosby said some of the money will be used to buy pants for the little boys too.

"Usually we get quite a few donations of girls' clothing but little boys are so rough on their pants, so we don't get too many.

"Oh, I can think of so many things we can do with this money," she said happily.

THE DONOR, who wishes to remain anonymous, wrote the Herald's Action Line, asking that the enclosed money be given to needy persons she knew of and wanted to help.

Tiny Mrs. Edna Wilcox sat in the chair in her small cluttered apartment and fingered the envelope with the five $10 bills and said, "I think we'll just take it and pay some bills."

I don't know who she is but I thank her very kindly," said Mrs. Wilcox who is almost blind.

About 20 miles away, Susan Berwick blinked back the tears and said she'd use the money to buy some games and toys for the nine children sprawled, watching television, on the carpet in the living room.

TWO NIGHTS ago, her three-year-old son had asked a neighbor if Santa comes to poor peoples' houses.

A month ago, Mrs. Theresa Meadows was "waiting on the Lord" to find her a home.

Thursday, she sat among the packed boxes waiting to move into her new, low-rent apartment.

Not only were her "house" prayers answered, but she got a bonus. The same anonymous donor had read of her plight and wanted to do something to help. She too got $50.

"THIS IS God!" she said fingering the money. "I'm going downtown tomorrow and buy me something."

But she wouldn't allow her picture to be taken. "I'm not dressed and I don't want to look like this in the paper."

Then smiling at the envelope, she said, "I certainly appreciate this."

ACTION LINE SPECIAL

—Herald Staff Photo by RICK FORGHAM

Mrs. Crosby With Donor's Gift
. . . buying clothes for migrant children

THE MIAMI HERALD Sat., Dec. 25, 1971

Project Good News Heralds Happiness

Educating Migrants

By JO WERNE
Herald Staff Writer

Sister Mary Anthony Hodson is a large woman with a smile to match who always looks as though she's busting with good news.

And she is. Her good news is a belief that every person has within himself something to share with his fellow man. This something is friendship, companionship, talent, or just plain love for a fellow human being.

So, with the help of some friends, Sister Anthony organized Project Good News, a cultural-educational program for migrant children from South Dade labor camps.

Buses Bring Youngsters

NEARLY EVERY Saturday the energetic nun rides a school bus to a migrant camp, gathers up dozens of children and brings them back to Miami for several hours of games, crafts, music and dancing.

On a recent Saturday, 125 migrant youngsters, fetched in two bus loads, were entertained at St. Hugh's parochial school in Coconut Grove. They played volley ball, created Christmas tree ornaments, ate a large lunch, learned to do folk dances and joined in a Spanish and English sing-a-long.

The program is sponsored by the Rural Life Bureau of the Catholic Archdiocese of Miami, but it is ecumenical in spirit and supported largely by donations. Students from St. Hugh's Catholic

MUSIC MAKES the world seem brighter for children deprived of most cultural affairs. Immaculata High School girls perform for migrant children at St. Hugh's parochial school in Coconut Grove.

THE MIAMI HERALD Thurs., Nov. 26, 1970

—Herald Staff Photos by JOHN WALTHER

FESTIVE SNACKS are presented to two young girls by Sister Mary Anthony Hodson. Sister Anthony organized Project Good News for migrant children from South Dade labor camps.

Youth Organization, from Immaculata and La Salle high schools, and from Ransom school help to entertain the migrant children. The women's guild of St. Hugh's provides the lunch.

Suggestions From Parents

A MATH teacher at Immaculata High School and former principal of St. Hugh's, Sister Anthony said the project evolved through suggestions by the migrant parents.

"I began making home visits in the migrant camps two years ago, and asked the parents what they would like for their children," she explained. "They wanted their children to have a chance to get out of the camps and receive some cultural education."

She thinks the city kids who volunteer also get something out of the program. "There's mutual friendship between the two groups," she added. "Migrant children really are no different than any other child."

The children who have been invited to participate in Project Good News have come primarily from the South Dade and Redlands labor camps. Eventually, Sister Anthony hopes to involve children from all five major camps in Project Good News.

Coordinate Program

HELPING to coordinate the program from the south end of the county are The Rev. Jose Paz from St. Ann's Mission in Naranja and Sister Orjuela, a Sacred Heart sister who does social work in the labor camps.

There are plans to follow up the Saturday programs, which will continue through May, with classes in arts and crafts, music and dancing in the camps.

"This is a community project and we invite participation from anyone who is interested," said Sister Anthony.

—Herald Staff Photo by BOB EAST

Workshop Held For Migrant Pupil Volunteer Tutors

Fourth grade migrant pupils are captivated by the antics of the puppet manipulated by Dr. Arnold Cheyney, University of Miami reading specialist, as are their volunteer tutors at a workshop Thursday morning at Old Cutler Presbyterian Church. The tutors, who work in Naranja, Avocado, Redlands Junior and Elementary Schools, came to get pointers from the reading specialist on how to help the pupils assigned to them. Dr. Cheyney has been hired by the South School District Migrant Project to conduct these workshops. There will be another Nov. 11.

THE MIAMI HERALD Fri., Oct. 29, 1971

—Herald Photo by EARL DeHART

Mennonite Volunteers Are Briefed on Program
. . . orientation held by UM's Dr. Sidney Leon, center

Fourth 'walk' here strictly from hunger

Dear Contact 615,

Dade County students will walk for money to fight hunger in the fourth annual Miami Walk for Development tomorrow.

Walkers, part of an international confraternity of people concerned with hunger and malnutrition (a branch of the American Freedom from Hunger Foundation Inc.), have two goals: to increase awareness of the problems of hunger and world-wide malnutrition, and to financially assist specific hunger alleviating projects.

Our honorary Walk Chairman is U.S. Senator Lawton Chiles.

The Miami Walk last year raised more than $18,000 which helped initiate two care centers for migrant infants and to supply a Brazilian hospital with needed medical equipment.

Participants in the walk solicit friends, relatives and others to sponsor them for a per-mile pledge. After they return from the 24-mile route from Bayfront Park through all sections of Miami, they return to their sponsors and collect.

Fifteen per cent of the proceeds will go to the American Freedom from Hunger Foundation to continue their world-wide educational battle against hunger and 42.5 per cent will go to the continuing support of the care centers established last year. The rest will go toward equipping three Honduran fishing cooperatives.

Remember the words of John F. Kennedy who said, "We have the ability, we have the means, and we have the capacity to eliminate hunger from the face of the earth. We need only the will."

For more information, please call 661-3331.

ROBYN KAUFMAN
WALK FOR DEVELOPMENT

Dear Robyn,

Since this is the fourth annual walk, and since it is an international drive (999 in the U.S. and in 44 other countries last year), I'm glad to pass the word along. I hope you can top the $8 million raised throughout the world last year.

CONTACT 615

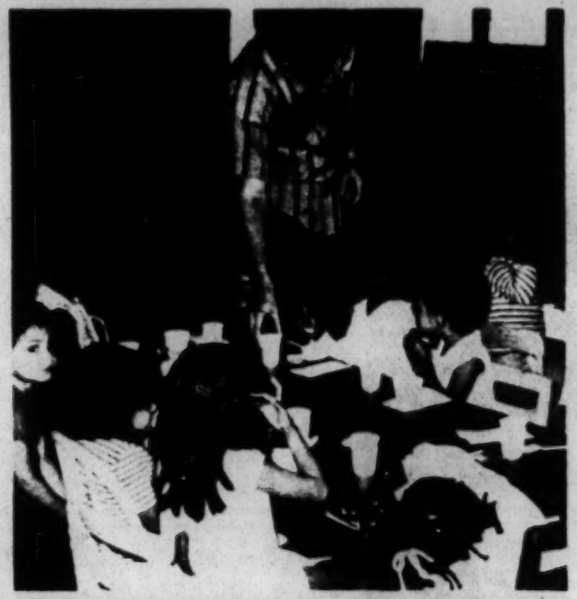
THE MIAMI NEWS Fri., March 10, 1972

RCMA came into being through the Mennonite Voluntary Service's many years of quiet dedication to the migrant children in labor camps of South Dade. MVS is the parent. RCMA the child. As the twig was bent, the tree has grown. The child's character was set by the parent.

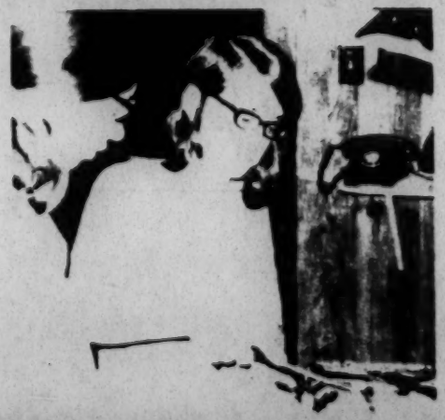
To be associated with a new team of MVSers--nine to eleven young men and women--each year continues to be an annually renewed experience of thrilling proportions. In our 1970 report we wrote of these volunteers:

> In this world of anger, confrontation and conflict, their gentleness, calmness, and Christian love are like draughts of cool spring water . . . They work from six in the morning 'til the last child is safely home in the evening. They plan the meals, purchase the food, cook it, play with the kids,build playground equipment, endlessly repair tricycles and wagons, sing with the kids, bandage cuts and scrapes, kiss away the bruises, wipe runny noses, and take 'em to the bathroom a thousand times a day. . . .and then with beautiful smiles and cheery good morning, start the whole thing over again.
>
> And what do they get for all this? If you have to ask a question like that from today's youth, you wouldn't understand the answer. For all they "get" is fifty cents a day.

Our volunteers come to us in different ways and in different quantities, singly and in bunches. The Mennonites form one bunch. The "walk group" another. Typical of this band of young student activists are high schooler Mike Leininger and Robyn Kaufman of Dade Junior College. Under the banner of the "Walk for Development" hundreds upon hundreds of young people annually walk 20-25 miles (backed individually by so-much-a-



Left top: Paul Gingerich with children at breakfast
Left center: Linda Petersheim with four- and five-year-olds
Left bottom: Carol Christman and Linda Kauffman in South Dade kitchen making scrambled eggs
Center: Leonard Good and his "gang" at Princeton
Right: Linda Beitzel giving rides



VS IN HOMESTEAD

"Sometimes frustrating, always rewarding"

In addition to being one of the more enviable places to live during the winter months, Dade County, Florida, is the home of a large number of migrants and seasonal farm workers during this period.

The Homestead VS unit is involved almost entirely in day care work. There are twelve VS-ers in the unit; five of them are eight-month term VS-ers working with migrants. The Homestead VS-ers work under Redlands Christian Migrant Association, a nonprofit organization designed to meet the many needs of the farm workers.

Each of the three day care centers that VS is related to is under the experienced management of Wendell Rollason, executive director of RCMA.

Approximately five miles north of Homestead is Princeton Camp. When you enter the spacious kitchen there, you'll probably find **Ruth Ellen Stoltzfus** singing to her gas stove as she busily prepares lunch for the more than thirty children that attend there.

If you're wondering what all that screaming is about, it's probably **Leonard Good** acting out his "granny" role for the kids, or standing on his head. Leonard is the maintenance man at Princeton, but RCMA policy is that all of the fellows spend half a day with the kids and the other half "with their hands." (On occasion, the one is used upon the other!)

If you haven't seen **Joyce Moyer** by now, she's probably just coming back from taking a child to the bathhouse. Princeton Camp has no toilet facilities except in several bathhouses scattered throughout the camp. Joyce works with the two- and three-year-olds in singing, coloring, and, in general, keeping them happy.

Five miles southeast of Princeton Camp you'll find the South Dade camp. The nursery at South Dade is spread out over three buildings with fenced boardwalks connecting each one. **Linda Petersheim** and **Paul Gingerich** work with a class of four- and five-year-olds preparing them for kindergarten or first grade. Activities here include singing, lotto games, coloring, finger painting, exercises, and planning field trips. In the afternoon Paul returns to do maintenance work. In the kitchen you'll find **Linda Kauffman** and **Carol Christman** either cleaning up from one meal or preparing for another.

Traveling five miles west of South Dade you'll find Redland Camp. Here the unit house and the nursery building are located opposite one another. Here we find **Sandy Rohrer** working as cook in the morning, and as VS Area Administrator Raymond

Martin's secretary in the afternoon. Sandy became cook when **Pat Jenkins** became ill and had to return home.

Linda Beitzel works with the two-year-olds in various activities — such as crafts, singing, health habits — which stimulate self-development and co-ordination.

Naaman, Ann, and Kevin Eberly are the newest additions to the unit. Naaman is a teacher aide and maintenance man, and Ann is cook in the morning and unit hostess. Ann prepares the evening meals, since the rest of the unit eats breakfast and lunch in the day care center.

Clarence Christman is the only VS-er in Homestead not working in migrant child care. Presently he is employed by Sunrise School, a school for retarded children, and does maintenance work there.

Most of the VS-ers put in ten-hour days, with the fellows putting in more hours when there are Parents' Committee meetings, immunization clinics, rummage sales, and RCMA board meetings. Several of the girls are planning a girls' club in camp.

In summing up the work at Homestead, we find it sometimes frustrating, sometimes exhausting, sometimes disgusting, but always rewarding.

VS IN HOMESTEAD

mile sponsors) to call attention nationally and internationally to the developmental needs of infants and children everywhere. Funds raised locally by the Walk, and matched 3 to 1 by Florida's Division of Family Services, have made possible RCMA's new infant care and maternal learning centers.

Another group of volunteers which has literally added its muscle to this same infant project has been the officers and men from the U. S. Naval Reserve SAMR unit of Miami. In a building contributed by the Homestead Housing Authority at its South Dade Labor Camp, these men have taken the material purchased with funds raised by Mike and Robyn's gang and have sawed, hammered, wired, plumbed (if that's the word) and tiled them into a truly impressive infant care center.

Volunteerism, and the personal inner forces which produce it within a select few in all strata and sectors of our community, is being continually activated and harnessed by RCMA for the kids of migrant farmworkers.

It is these people, and the numerous others not mentioned here, combined with the basic spirit of volunteerism that infuses our staff which makes the impossible possible in RCMA.

oOo

Dedicated Teacher

Good's Good for the Kids at Labor Camp

(Editor's note: This is the first of a weekly series The News Leader will be publishing on teachers who fulfill an 8 a.m. to 5 p.m. job teaching, then continue to serve the community after hours. . .dedicated teachers.

Leonard Good, our first subject, is a 21-year-old Pennsylvanian who came down to South Dade for two years under a Mennonite program to "try and really learn about the Mexican culture." Working at the B & L labor camp day care center for almost two years, he has succeeded in becoming a folk hero to the young people in the camp.)

By MARY KIRKLAND
Staff Writer

Leonard Good wants kids to go to school.

Working with children at the B & L Labor Camp under a volunteer program for two years, he says he can see the difference between those who have had schooling and those who haven't — and those who attend regularly are better off.

"When you're working with nine- and ten-year-old kids who can't count to five, then you see how important school is," says Good, a 21-year-old Pennsylvanian.

So, the kids go to school.

"When it's a rainy day I'll go from house to house to pick them up, or if they miss their bus I'll take them to their class," he said.

"I wait for the bus with them and sometimes they ask me why they should go to school. I tell them that maybe they won't want to pick tomatoes all their life."

School attendance is only one of the projects Good has set up for himself at B & L. Officially a day care worker under a Mennonite Volunteer Service program, he also has set up a bike loaning service, does maintenance on the camp's bicycles plus the children's bicycles, will pick up donations, and will scrounge for a particular item a child may need, such as a pair of shoes.

THIS LITTLE girl doesn't know Leonard Good yet, but he knows her, along with every other child at B & L. If her family would stay in South Dade she might be enrolled in Good's day care center when she gets older, but she'll be moving on.

All for which he is paid $15 a month. The Mennonites furnish lodging and transportation.

In his work with the kids he has become a "folk hero" in the camp, according to Wendell Rollason, executive director of the Redland Christian Migrant Association.

"It's remarkable to watch," said Rollason. "He's got a wave length that toddlers

(Continued)

Good's Good

(Continued from page 1)

through teenagers can tune into."

Every child in the camp knows Leonard.

Part of the familiarity comes from working 7 a.m. to 5 p.m. in the day care center with children ages 2-4. The older children get to know him through the bike lending program.

"Kids come here after school and want to check out a bike," explains Good. "If they've gone to school that day they can have one."

They're free to ride until dark then, when Good checks all the bikes back in. "They always bring them back," said Good. "Only once or twice have I had people try to keep them, and then it's because they didn't understand."

They are penalized if they don't follow the rules, however. "For awhile we had a problem with the older boys taking bikes from the younger girls, so we penalized them. Now we don't have a problem. If someone did do something wrong the other kids would tell me right away anyway, and they will all back what I say.

After all the bikes have been checked out, Good starts on the maintenance. He fixes about nine flat tires every week on the camp's bikes, plus repairing broken pedals, chains and other maladies.

While he is working he is surrounded by children who have brought their wagons, tricycles, or bicycles to be fixed at the same time.

Good can usually make something out of nothing, but sometimes he has to disappoint them too:

"Can you fix my bike by tonight," asks one grade school age black child, explaining that the bike doesn't have a back tire and his family is leaving the camp at 5 a.m. the next day.

Good said he would take a look at it. "This bike's not missing a tire, it's missing a wheel," Good told the boy, explaining the difference. "And the front wheel isn't any good either. I think you better give up on this bike," he added, testing the other components of the "bike" which were also unsafe.

The boy signed and looked like he had known that would happen. They were both disappointed.

Usually the story has a different ending. "I keep a few junk bikes around that aren't worth fixing and I take parts from them to repair two or three other bikes. We almost never have to buy something," said Good.

Good knows that he is one of the childrens' best friends, but he isn't sure how it happened. "I like them, and we're always talking," he says by way of explanation.

"It takes a long time for these Mexican kids to trust someone," he continued, "and that's a lot of the problem they have with school.

ONE OF the children Leonard Good encourages to go to school brings his dog out to share the pleasure of a puppy with his older friend.

Crayon Time — And It's All Right To Bring Your Own Milk

BIG BIRD, the Cookie Monster, Roosevelt Franklin and Grover weren't there, but more than 80 migrant children were as South Dade's version of Sesame Street moved into its second week. The special program, devised by directors of the famed Sesame Street children's show, will fill the summer for the children of migrant workers with entertainment techniques used on television.

—Herald Photos by C. A. MITCHELL

Preschoolers Line Up For Breakfast

THE MIAMI HERALD

A UNITED STATES DEPARTMENT OF COMMERCE PUBLICATION

MBE

OUTLOOK

News From the Office of Minority Business Enterprise / U.S. DEPARTMENT OF COMMERCE

PRESIDENT NIXON UNWRAPS SMALL BUSINESS PACKAGE

PRESIDENT NIXON has asked the Congress for more help for small business.

In a special message on March 20, the President proposed a legislative package that contained specific minority business programs as well as broad recommendations aimed at all small business.

The President commented directly on OMBE in proposing the creation of an Assistant Secretary of Commerce for Minority Business Enterprise. He said:

"I established OMBE early in my Administration to coordinate programs and activities within the Federal Government aimed at assisting minorities to enter the American economic mainstream. This is an extremely important undertaking."

Mr. Nixon made further special mention of minority business in touching on MESBICS.

"The MESBIC concept," he declared, "shows promise of becoming an important tool for the generation of capital and as a source of managerial assistance for the disadvantaged who need help in small business.

"The Federal Government matches the MESBIC sponsor on a '2 for 1' basis. The 'leverage' power of this concept can be seen in an example: If a sponsor puts $150,000

turn page

APRIL 1970

A UNITED STATES
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OFFICE OF MINORITY BUSINESS ENTERPRISE

UNITED STATES DEPARTMENT OF COMMERCE

Mississippi Council On Human Relations
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Jackson, Mississippi 39201

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John B. Pettus, 1st Vice President
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July 6, 1970

Telephone: 948-0878
948-0879

Miss Bettieanne Childers
Housing and Planning Program
Southern Regional Council
5 Forsyth St. NW
Atlanta, Georgia 30303

Dear Miss Childers:

In response to your letter of June 19, let me mention the following:

1. The following persons would have information on low-income housing:

   a. Dr. Kenneth Wagner, Director
      Research and Development Center
      Jackson, Mississippi

   b. Rev. Harry Bowie
      The Delta Ministry
      626 Wall Street
      McComb, Mississippi

   c. Robert Guyton
      Deposit Guaranty National Bank
      Jackson, Mississippi

   d. Rev. William M. Todd
      305 East Capitol St.
      Jackson, Mississippi

   e. Father George Broussard
      237 E. Amite St.
      Jackson, Mississippi

In one way or another each of the above mentioned persons are working with housing committees or actual housing projects. I am sure other community action programs and local independent agencies and contractors are also involved, but I have no specific information on them.

2. James Campbell (4155 Industrial Drive) is chairman of a task force on Recreation for the Chamber of Commerce in the city of Jackson.

Charles Horowitz who is a field staff person for the Delta Ministry (508 Meadowview, Jackson, Miss) has also been concerned with recreation programs.

Jackson's public swimming pools are still closed. Recent studies and surveys point to both housing and recreation as areas of top priority with the public.

The court-ordered school desegregation and the white resistance to this order has created mass confusion in the area of public education. Not even God could understand what is going on in that area.

If you plan to structure an intern program, I think it would be helpful for you to contact the following organizations. All of them are concerned with social problems, therefore, housing, recreation, and education.

1. The Delta Ministry
   P. O. Box 457
   Greenville, Miss. 38701
   Owen Brooks, Director

2. Back Bay Mission
   1431 LaSalle St.
   Biloxi, Miss. 39530
   Jack Aregood, Director

3. NAACP
   1072 Lynch St.
   Jackson, Miss.
   Alex Waites, Director

4. The Greater Jackson Area Committee
   166 River Park Drive
   Jackson, Miss.
   William Peltz, Director

5. Jackson Urban League
   119 North Farish St.
   Jackson, Miss. 39201
   Fred Nolan, Director

6. Clay County Community Development Program
   328 Cottrell St.
   West Point, Miss. 39773
   John Buffington, Director

7. NAACP and
   Coahoma County Opportunities, Inc.
   213 Fourth St.
   Clarksdale, Miss.
   Aaron Henry, Director

8. Research and Development for
   Jackson-Natchez Catholic Diocese
   P. O. Box 2248
   Jackson, Miss.
   Father Paul V. Canonici, Director

9. Mississippi Teachers Association
   1328 Lynch St.
   Jackson, Miss. 39203
   C. J. Duckworth, Director

I hope this information is helpful. If I can be of further assistance, please let me know.

Sincerely,

Ken

Kenneth L. Dean

cc: Emory Via

BULLDOZERS and BUREAUCRATS

Cities and Urban Renewal

by

Wolf Von Eckardt

A New Republic Pamphlet

Price $1.00

About the Author

Wolf Von Eckardt is an architectural writer whose books include *Eric Mendelsohn,* and a forthcoming book on public housing projects *Life for Dead Spaces.* He also edited the book *Mid-Century Architecture in America.*

While under commission from the New Republic to prepare this series of articles, Mr. Von Eckardt visited Boston, Providence, Philadelphia, New Haven, Hartford, New York, Baltimore, Washington, Chicago, St. Louis, San Francisco and Los Angeles.

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I

Bulldozers and Bureaucrats

From the elegant offices of the Boston Redevelopment Authority on the eleventh floor of the City Hall Annex, the heart of Boston looked as if it had been bombed. Years ago decay and neglect had turned the area around Scollay Square into a semi-slum of flophouses and burlesque theaters. Now urban renewal had turned it into a huge, yawning crater. A seemingly aimless bulldozer crawled lazily in the raw earth.

Edward J. Logue, Boston's renewal director, abruptly swiveled his chair toward the window. "Two or three years from now we'll see a brand new city down there," he said in his debonair manner. "Its a damned miracle."

There are, by recent count, about 1,400 of such federally assisted "damned miracles" taking place in 700 cities and towns across the country. They are wrought by Title I of the US Housing Act of 1949, as frequently amended – also known (with equal justification) as "urban renewal," "urban devastation," "Negro removal" and "dehousing." Some urban renewal projects should, indeed, be damned. Some, however, promise new vitality and perhaps even beauty for our cities.

The new Government Center which will rise on the crater that was Boston's Scollay Square, along with Baltimore's Charles Center, San Francisco's Golden Gateway, New York's Lincoln Center and Washington's Southwest, surely promise urban renewal, and auspicious renewal at that. But Boston's West End project, just a few blocks away, is typical of the now scorned but still prevalent "urban devastation" ap-

proach. Beginning in 1958 an entire residential neighborhood, predominantly Italian, was bulldozed. To the renewers, as to most of us, it was a disgraceful slum. But our disgrace was also home and refuge for the people who lived there. Furthermore, five years after these people were "relocated," as the official term has it, their neighborhood is still a 48-acre wasteland. On its edge have risen only two of architect Victor Gruen's forbidding luxury apartments, and a handful of drab townhouses looking for occupants.

When Title I was drafted 14 years ago, its aim was simple and plausible. The slums were to be cleared with the government's power of eminent domain and replaced with "decent, safe and sanitary" housing. Nobody who counted was then worried about rehabilitating downtown commercial property. Title I enabled the government to sell the cleared land at less than cost to private developers. The idea was (and is) to attract free enterprise into the slum clearance business and to let private capital provide housing for the multitudes. "No more slums in 10 years," was the slogan. Unfortunately, it has not worked out that way.

If the location seems attractive, the developers respond with alacrity. But they are not able to provide new housing for the predominantly poor and predominantly Negro slum dwellers the Title I program displaces. This is due, of course, to the fact that it costs a great deal of money to build even the drab, wire-fenced monuments which are the usual fruits of the public housing dream. The slum dweller just cannot afford "decent, safe, sanitary" housing of recent vintage unless someone else pays part of the bill. And as Charles Abrams, a New York lawyer who has been in the thick of the battle for decent housing since the New Deal, says puffing through his cigar, "The housing we need

requires more subsidies than mere land write-down." The Federal Housing Administration further complicates this problem by imposing middle-class standards for such things as front yards, electric outlets and plumbing. Only if these standards are met will the FHA guarantee a construction loan. Its outlook is that of a glass-eyed banker whose mother never scrubbed him in a wash tub. The best estimate is that of all the housing FHA has financed, only one-half of one percent has been for people with an annual income under $5,000. These are, of course, precisely the people whose dwellings urban renewal bulldozes.

So despite the Congressional prescription of 1949 for "a decent home in a suitable living environment for every American family," the slums remain with us. But that is not all. Since the early fifties, we have become aware that the ills of the city are bigger and more terrifying than the slums. We have begun to see that the whole central city is decaying physically and economically. Downtown business moves to suburbia, and decay spreads its blight over the once neat rows of middle-class houses, turning them into semi-slums or gray areas. Only the outer city, hopscotching further and further into the country, is considered a desirable habitat for the growing American middle class.

There has always been, of course, outward movement. The happy cycle sociologists call "upward mobility" has constantly lured Americans out of the city as soon as they had the carfare. Their old city homes were taken over by poorer and more recent immigrants. The Italians followed the Irish and the Jews followed the Italians, until each became affluent. As the cycle progressed, apartments came to house two, three and even five times more people than they were built for. It might have gone on forever. But when the Negroes and

Puerto Ricans arrived, upward mobility and the American dream seem to have come to an end.

"The Rich, Poor, Old and Peculiar"

In-migration, the automobile and government-insured mortgages have suddenly accelerated this happy cycle and turned it into a vicious circle. The automobile and FHA loans have brought within reach of millions the dream of a house all one's own (in a lily-white neighborhood) with a lawn in front and a swing for the kids in back. These young, white, ambitious Americans are fleeing the run-down and congested cities, taking their business with them, depriving the city of both tax income and leadership. The men come back only on weekdays from nine to five, demanding many of the old amenities, plus highways and parking (for which they pay no taxes). The immigrants require more welfare and education than the emigrants, and have less taxable income to pay for it.

With greater demands on a dwindling tax base, the city is further run down, and more middle-class residents flee, until, as someone observed, the city is left to the rich, poor, old and peculiar." Between 1950 and 1960 New Haven lost eight percent of its population. Washington and Boston lost 10, etc., etc. The figures are about the same for most larger cities. Yet the Negro population has increased in most of these same cities. Chicago for instance, in the last Census decade, gained 65 percent in Negroes and lost 13 percent of its whites. The American city is rapidly becoming a Negro ghetto – and not a voluntary ghetto either.

No wonder, then, that the urban renewal emphasis has shifted from slum clearance *per se* to reconstructing the urban tax base by bringing business and the affluent back into the city. Alarmed downtown businessmen's associations, in particular, now want elegant apartments, office buildings and cultural attractions,

not just for art's sake but for the cash register. And everyone hopes, vaguely, that the benefits will trickle down into the ghetto.

Urban renewal's concern for downtown has diverted it from its original aim of providing good housing for all. And the renewers are aware that the situation is currently muddled. Mostly as a result of the Housing Act revisions of 1961, the federal government is encouraging cities to set up priorities for community renewal. There are now elaborate efforts to ease the pains of relocation. The Federal Urban Renewal Administration now allows additional subsidies to cities which wish to sell cleared land at less than cost for buildings for people with moderate incomes. There is an effort to restore rather than demolish declining neighborhoods. All these programs and others are, however, still experimental. It is too early to assess their effect.

Furthermore, federal activity in this field still moves in many contradictory directions at once. There is again talk of trying to pull all federal activities together into a cabinet-level "Department of Community Development," but there is every reason to suppose Congress will reject this, just as it earlier rejected the proposed Department of Urban Affairs. In the meanwhile, the direction of urban renewal remains in the hands of William Slayton's Urban Renewal Administration (URA), with some 150 employees. URA is a part of the Housing and Home Finance Agency (HHFA), headed by Dr. Robert C. Weaver.

The legal mechanics of URA's Title I program are simple. Its formula is based on the ancient, sovereign right of the state to appropriate property for public use (whether the owner consents or not). Our Fifth Amendment requires "just compensation," which is determined by independent real estate appraisers and, if necessary, the courts. In the past this power has been exercised for "public *use*," such as military installa-

tions, public works and, more recently, public housing. Title I gave the states the right to exercise the power of eminent domain for "the public *benefit*" as well, *i.e.*, urban renewal. In 1954 the Supreme Court (Berman *v* Parker) upheld this power. "It is within the power of the legislature," the Court said, "to determine that the community shall be beautiful as well as clean, well-balanced as well as carefully patrolled." Forty-five of the 50 states (Idaho, Louisiana, South Carolina, Utah and Wyoming excepted) have taken up this offer, empowering their communities to "certify" buildings and areas for redevelopment. The local government then purchases the properties, clears them of buildings and resells the land to private developers who will fulfill the new purpose.

If the local redevelopment program is deemed "workable" by federal standards, the federal government contributes up to three-quarters of its net expense. The definition of what is "workable" fills a heavy tome, to which new directives and regulations are constantly added. They aim to assure that the local communities asking for federal assistance are willing to undertake a long-range program of slum prevention, enforce their housing and building codes, relocate displaced people in a humane manner, and do their planning and rebuilding with the participation and approval of a representative citizen's advisory committee.

Renewal, as its federal administrators keep emphasizing, is thus entirely initiated, planned and executed by the local community. Not all the projects cooked up in the political quagmire where the "grass roots" flourish necessarily deserve federal support. Many a high-cost and high-rise apartment project in our cities has been developed with tax money solely to stop Negro encroachments into some alderman's district.

A good deal of federally assisted rebuilding and rehabilitation is, in fact, originated not in city hall but in

private neighborhood meetings. The impressive rehabilitation of Hyde Park-Kenwood, adjacent to the University of Chicago, is one of many examples.

It is a challenge to rebuild cities on the quicksands of local politics, in the labyrinth of municipal government and in the sway of the hot emotions of people who stand to lose their home or gain their fortunes. And the challenge attracts an unusual number of competent people. In visiting a dozen cities, I encountered plenty of sullen, defensive bureaucrats and slick, public relations-minded types, but more often I was impressed, with calm and knowledgeable idealism in all ranks of the urban renewal effort. I found men like Ed Logue in Boston, Richard Steiner in Baltimore and Justin Herman in San Francisco who had not only mastered the jargon of economists, architects, builders, planners and social workers but had made themselves at home with mayors, aldermen and citizens committees too. I was particularly glad to find many Negroes among the most impressive renewal workers in important positions.

Ed Logue's work in Boston is not, perhaps, typical, but it is instructive. Logue had been assistant to Chester Bowles; then he was director of Mayor Richard Lee's urban renewal program in New Haven. He came to Boston in 1961, when the misconceived demolition of the West End had put all urban renewal in bad odor. Indeed, this fiasco still haunts him. Yet, he drew up a bold 10-year renewal plan to cover a quarter of the city. For a combined city and federal expenditure of $90 million and, of course, many times that amount in hopefully expected private investment, several downtown areas, the historic Beacon Hill district, the waterfront, and a number of residential areas will be restored to health.

Who Will Rent to a Colored Family?

Logue is especially proud of the effort to rehabilitate

Washington Park out in Roxbury. Washington Park was once a ritzy Carpenter Gothic suburb for well-to-do merchants. Its old trees now conceal what is in part an eerie, rural slum such as you'd expect to find in Mississippi rather than Boston. With the painstakingly solicited participation of the area's inhabitants (all of them Negroes but of varying economic status), the old Charles Addams houses will mostly be repaired and renovated. The hopeless ones will be replaced by new dwellings, new schools or community facilities. The streets and parks will be spruced up. "We are going to have a beautiful new neighborhood," Washington Park residents told me.

Such neighborhood rehabilitation, in active cooperation with the residents, is a much nurtured new trend in urban renewal. It is far more complex and often far more expensive than the old cataclysmic kind. Logue was one of its pioneers at Wooster Square in New Haven. Chicago's Hyde Park-Kenwood and Baltimore's Harlem Park are other examples. Even in those rehabilitated areas people must be evicted, for rehabilitation means eliminating the five-to-a-room apartments.

Evictions are the main point of departure for the attacks on Logue and, for that matter, on all urban renewers. Not that all those evicted love the rat-infested crime-ridden areas from which they are being uprooted. But where are they to go? Who would rent an apartment to a colored family on relief with a blind father and 14 children, two of whom are in prison and one of whom is on probation for shoplifting?

Public housing won't have them. More often than not there are long waiting lists, even though families displaced by renewal have priority. Furthermore, public housing, partly because of legal restrictions and partly in fear of more harassment, is a cold-blooded real estate operation. It does not accept people whose children lack birth certificates, whose morality is otherwise found

wanting, or who have ever owed a landlord. Our slums are full of such people. If you want to tone up a neighborhood, removing them is sometimes helpful. But they mostly just move across the street.

"What is disturbing to me," HHFA Administrator Weaver has recently said, "is the opportunity missed by communities to seize this moment of relocation to bring about the social rehabilitation of the family. For it is just at the moment that a family has been uprooted, has been provided through relocation with the means of establishing a new home, and has been brought into contact – some for the first time and many for reacquaintance – with the social agencies of the community, that miracles can be accomplished."

Boston and other communities are trying hard now to seize the moment. Even home economists are added to the relocation staff. They help families to rebudget their finances: pay less for a car, perhaps, and a little more for new housing. In Baltimore, people are visited by social workers – "given the social work saturation treatment," Dick Steiner called it – as long as a year before they must move. The social workers try to uncover what family problems there are, attempt to solve them, and try to teach them better mores and manners – how to repair furniture, not to fatten rats or throw garbage into each other's yards, and even to sew better clothes – so as to make them more welcome in their new quarters. "Hell," said a young renewal official, "what right do we have to tell people how to behave and keep themselves clean? We set out to renew buildings and here we find ourselves trying to renew people. Urban renewal spends far less than the city welfare department. Yet urban renewal is always blamed for 'neglecting the human element!' "

Saturation Treatment

Under Weaver's and Slayton's New Frontier regime the blame is less and less justified. Yet, even now, when

relocation has become urban renewal's foremost concern, it can help only a few of the poor to substantially better quarters and a better life. Statistics are hard to come by since people are always moving about. The law requires that every person displaced by urban renewal be located in standard housing, up to $200 moving expense paid. In the initial panic caused by rumors of impending demolition, however, many people move before a relocation worker ever reaches them. Others, whose vocations or habits give them an excessive sense of privacy, quietly slip away after the first contact. And those who are officially helped, "social work saturation" or not, are just moved somewhere into the vast gray areas of the city where they can afford the rents. Furthermore, renewal displacement accounts for only half of all displacement due to government action. Forty percent is due to highway construction, 10 percent to sundry public works, such as schools or firehouses. Those in the path of a highway get only 30 days notice and nothing more, although in a few cities the mayor has lately asked the urban renewal relocation workers to take care of the victims.

It is thus questionable how "standard" the new homes of the displaced are, and how long they will remain standard after more people are crowded in. But there is no question that as long as we keep the suburbs closed to Negroes and build no new low-rent housing, we just keep pushing the slums around.

This indignation has caused increasing opposition to urban renewal. Conservatives who have discovered the slums for the first time, and liberals who have discovered that urban renewal "takes land from the poor to sell it to the rich," have formed an odd alliance against it.

In Chicago, an urban renewal bond issue was soundly defeated in April, 1962, and stopped all new programs. Similar, though less important bond issues, have

gone down in other cities. Mayor Lee of New Haven, who once aroused his whole city to urban renewal, now prefers to talk of other things when facing the voters. No mayor has yet been elected governor on his city's renewal effort. Richardson Dilworth, whose Philadelphia record was splendid, will readily confirm this.

Only the downtown projects, like Boston's Scollay Square Government Center, remain comparatively popular, for they involve little relocation. Indeed, it is startling how successful and daring the renewers have been downtown. Extending over 22 of Boston's oldest streets, the now devastated Scollay Square-Haymarket area will be transformed into an elegant plaza, framing a new city hall and framed itself by a carefully layed out array of 14 public and private office buildings with shops and parking garages. The scheme was conceived by architect-planner I. M. Pei on a scale and grandeur approaching the Piazza San Marco. Its detailed design, on Logue's insistence, will be supervised by a panel of some of the country's leading architects. The design of the new city hall, a startling, high-legged, Le Corbusier-esque adventure in somewhat brutal architectural common sense, was the result of a national competition. It has written the names of three hitherto unknown young architects, Gerald M. Kallman, Noel M. McKinnel and Edward F. Knowles, into the pages of Boston's august architectural history – along with Charles Bulfinch and H. H. Richardson. All this in what is otherwise one of the least progressive cities in America.

Yet, much of what the new Government Center might do to pump new life into downtown Boston is likely to be undone by the rivaling Prudential Center, a privately financed affair in the Back Bay, dominated by a monstrous 52-story office tower. Under its front yard will run an equally monstrous toll road, courtesy of the crafty William F. Callahan, whose last hurrah is the chairmanship of the Massachusetts Turnpike Author-

ity. A well-functioning organism can have but one heart and cannot be pierced by eight lanes of speeding motor automobiles.

The Back Bay folly illustrates an as yet unacknowledged dilemma of urban renewal not only in Boston but around the country: the almost total lack of effective overall planning in our cities. Almost everywhere the new downtown centers, waterfronts, luxury apartments, rare and experimental low-rent housing developments, rehabilitation areas and industrial parks are arbitrarily grafted onto the old city tissue. Privately financed construction, furthermore, follows the vagaries of real estate speculation rather than any grand strategy to restore order and efficiency to the city. The downtown expressways follow only the whims of the highway engineers and sometimes of politicians, slashing and girdling the city. Only Philadelphia has a working master plan worthy of the name. It was drafted by Edmund R. Bacon, the only American planner who is also an artist.

I asked Ed Logue what, in the absence of a workable vision, all the digging and building would in the end add up to. He leaned back in his chair. But he is never long lost for an answer. "We can't try to play God," he said. And as I left him the urban renewal bulldozers kept crawling below as they keep crawling all over urban America. Indeed they must, if we hope to break the vicious circle that now grinds down the city. There is no alternative.

II

"There is No There There"

Whatever sort of age this is – atomic, space, packaging or of unreason – it is also the age of the office. There are now more white collar than industrial workers. Their places of work are the predominant expression of our architecture, just as Greek temples, Roman arenas, medieval cathedrals and Renaissance palaces were the architectural expressions of their respective ages.

In the old hierarchy of buildings the church would rise above the civic building and the civic building would be more imposing than the residence. Now the office towers dwarf all else in the city and what fountains, statuary or other art we allow ourselves in public are lavished on them. Office buildings alone give our cities their focal point and image. And since they are largely alike, our cities are largely alike.

From the distance, these blasphemous, domineering structures converge into a collective beauty of a kind Athens or Chartres never knew. Sonnets have been written about the skyline of Manhattan and, driving along the expressway on a clear day, even distant Kansas City deserves one.

But the beauty is only from afar. As we enter the city we find that the skyscrapers are unimaginatively planted on our pedantic gridiron street pattern. From the resulting canyons we cannot grasp their scale.

They are, however, as distinctly American as the skyline they form. Skyscrapers are William Le Baron Jenny's innovation, first seen in the Home Insurance Building, Chicago, AD 1885. Rather than letting his

walls carry the load of the floors and roof, Jenny let a steel frame do the job. The walls became mere curtains to keep out the weather. His steel cage could rise just about as high as Elisha G. Otis' invention, the elevator, would take you.

American steel cage and curtain wall construction have made an impact on world architecture as decisive as Classic columns and pediments, Gothic arches and buttresses and Renaissance façades. In the hands of a few masters, leading among them Mies van de Rohe, the construction technique has produced some great architecture. But it is an egotistic architecture that gets along only with its own kind. It doesn't blend, it arrogantly disdains all building before it. The modern structures that are sprinkled between old ones in our messy cities therefore further disrupt all visual harmony and order. The sharp variations in height and worst of all the untidy parking lots between buildings emphasize the confusion. Only where it is massed in pleasant groups and takes up a block or two in splendid isolation, as in Rockefeller Center, for instance, has modern architecture made an aesthetic contribution to the city, to urban design.

To make matters worse, curtain wall architecture, as Mies van de Rohe and a few others have perfected it, is easy to imitate and to jazz up. In their effort to overcome the predominance of the office in our cities, the architectural hacks recklessly stuff anything that comes their way into the same old steel cages – stores, churches, museums, schools, libraries. The gaudy, colored enamel or stone-veneer curtains just wrap up the tedium. Nor do fancy, grilly and lacy wrapping help very often. Gaudiness *en masse* only emphasizes monotony. Los Angeles probably has the most brightly gift-wrapped buildings of them all. Looking down Wilshire Boulevard is like being trapped with a very noisy juke box. It's a continuous stream of visual rock-'n'-roll.

A year or two ago, it looked for a moment as though there was salvation in reinforced concrete, which can be sculptured and molded into just about any form. Great feats of engineering and marvelously expressive architecture, like Eero Saarinen's Dulles Airport in Washington, have been accomplished in this medium. The idea was that the flat-chested curtain wall structures would form the calm backdrop to our urban life and that a few sculptural concrete buildings would signify the exceptional importance and spiritual value of their purpose. A leading advocate of this idea is Paul Rudolph, dean of architecture at Yale. No sooner had he uttered it, than he proceeded to build his masterpiece in sinuous, rich and vigorous architectural sculpture – a building that overwhelms its neighbors, including a rather charming, pseudo-Colonial church across the street. Yet it is nothing but a parking garage located in downtown New Haven. It is also, I fear, a squelcher of the "noble foreground" architecture notion. As long as even the best of our architects refuse to submit to humbleness and discipline, as long as they continue to strive mainly for originality and attention, our cities will remain a visual din, dulling the senses of their captive audience as does the constant drone of piped music in waiting rooms. No one listens. There is no pause, no rhythm, no drama. As Gertrude Stein has put it about one of our cities, "There is no there there."

Rockefeller Center, however, was the beginning of a more hopeful urban design. Begun in 1931 by John D. Rockefeller, Jr., to concentrate the creeping uptown movement of business, it now numbers sixteen buildings of varying size but harmonious appearance. The Depression crushed the ambition to make it more than a business center by including an opera house and music auditorium along with Radio City Music Hall. But despite the Depression, Rockefeller Center was relatively generous with expensive land and thereby the

first contribution skyscraper architecture has made to the cityscape on the ground. It yielded us beautifully designated space, gaily alive with fountains and cascades, well-tended flower beds, seats and a sunken plaza which serves as an open air restaurant in summer and an ice skating rink in winter. And by barring vehicles, this mall and plaza became the first pedestrian oasis in the city.

The Plan for Fort Worth

Such truly urban centers, oases for people who walk, stroll and loiter in the shadows of carefully grouped skyscrapers, are urban renewal's most substantial and welcome contribution to the city. They require, of course, large tracts of downtown land, usually parcelled up by hundreds of different owners, which can be assembled for one cohesive purpose only with the help of a Rockefeller or the federal treasury. This explains why it took almost three decades for the Rockefeller Center idea to be emulated.

But aside from finances, no one really quite caught on to the Rockefeller Center idea, especially its relief from automobile traffic, until Dutch planners, during the Nazi occupation, incorporated it in their plans for rebuilding Rotterdam, which the Luftwaffe had destroyed. Whether this is what influenced him or not, the American architect, Victor Gruen, extended the idea of pedestrian malls and plazas in his proposal for downtown Fort Worth, Texas. Gruen's plan, published in 1956, called for encircling the Fort Worth business district with automobile approaches which would walk into the inner city or use slow-moving electric vehicles. Goods and services, including taxis and buses, were to circulate at basement level through tunnels. There were to be a few new cultural and civic buildings, but most of the old buildings were to be left standing. Their streets

were to be enhanced with benches, greenery and kiosks and given over to the enjoyment of people. The plan would help business for, as Gruen has said, not even a Cadillac has ever bought a single piece of merchandise.

The Fort Worth plan was not carried out, mainly because the local parking lot operators, a powerful enemy of pedestrians in any city, opposed it violently. But it is, as someone observed, the only unborn baby who had hundreds of grandchildren.

Denver's Mile High Center is among the earliest ones. Philadelphia's Penn Center is almost completed. Baltimore's Charles Center has a new building by Mies van der Rohe but is largely still a very promising hole in the ground. But the most exciting and pleasing, perhaps, is Hartford's Constitution Plaza.

Five years ago Constitution Plaza was a predominantly Italian slum area called Front Market. Now it is a platform island for pedestrians, spanning three city blocks on which eight buildings, of various sizes and design, cluster in an irregular arrangement. Beneath the platform are parking garages for 1,800 cars. The two largest buildings, designed by Kahn & Jacobs and Emery Roth, respectively, and each about twenty stories high, are neat and straight-forward examples of the mid-century curtain wall office building. The low, but prominently located Broadcast House is typical of the current effort to sweeten the severity of this style to the point where it is saccharine. The hotel, designed by Curtis and Davis, represents the best and most restrained of our more sculptural reinforced concrete architecture. And the most dominant structure, the Phoenix Mutual Life Insurance building, is an unusually successful architectural stunt. It was designed by Harrison and Abramovitz (the architects who also built New York's new Philharmonic Hall among many other distinguished buildings). Resting on stilts, which could be a little higher, the ten-story Phoenix is a sharply pointed,

narrow ellipse in plan, which, in elevation, has a taut skin of dark glass. In all its utter simplicity, it looks somewhat like the huge hull of a mysterious, ephemeral, crystal ship and you look and blink, and look again to believe it.

Charles DuBose, the coordinating architect for the Hartford project, has managed to combine these divergent architectural elements into a wonderfully lively and expressive arrangement. And the design of the spacious plaza which flows between and around the buildings, bridges the streets, which are rich with forests of potted trees and other greenery, a fountain, a clock tower, a variety of different pavements and ever-changing vistas, is a sheer delight. It is the work of Sasaki, Walker and Associates, America's leading landscape architects.

A sad fault of Constitution Plaza is that its victory over the automobile is only limited. It might easily be mirrored in the Connecticut River, a stone's throw to the south. Instead, it is enmeshed in the web of elevated expressways which totally cut it and the rest of the city off from the waterfront. You have to look at the map to discover that Hartford even has a river.

Constitution Plaza is, nevertheless, so thoroughly lovely that even as construction work was still going on, I found strollers and admirers climbing all over it. But that was an exceptionally beautiful summer day and I wonder how bustling, attractive and truly urban the plaza will be at night. Philadelphia's Penn Center I found populated during the day only with very purposeful people who rushed to their desks or the subway. At night it was empty. The crowd was all ambling up and down the movie awnings of adjoining Market Street. Girls laughed at the puppies playing in a pet shop window, young men avidly studied the unclad ladies on the magazine covers and the movie posters on display, and people milled around the bars and

penny arcades. Market Street is a bit on the seamy side. But there are things and people to see and anything might happen. There is not much to see in the windows of the swanky and aseptic airline or stockbrokers' offices of the Penn Center buildings.

Once Penn Center's open air restaurants and ice skating rink are in operation the place may have more life. But its aseptic, stuffy quality is shared by all the rest of our new urban centers. Open spaces and plazas are not enough. New York's famous Lever House, for instance, has a lovely court, open to the street. But it is deserted. It leads from nowhere to nowhere, with nothing but some shrubs in-between. And even the most elegantly respectable areas of the city need a touch of the seamy as the human body needs germs. Rockefeller Center could overcome the haughtiness of its airlines and expensive restaurant because there is not only Fifth but also Sixth Avenue, and because New York is New York. Rotterdam's cheerful Lijnbaan solved the problem by including nearly a hundred small shops of all kinds and a touch of amusement park attractions. Colorful parrots, perched on their rods, chatter as you stroll along, and there are inexpensive restaurants and kiosks for food and news.

But the main reason for Lijnbaan's bustling urbanity, and that of all the new parts of Rotterdam for that matter, is that apartment buildings are interspersed with high-rise office buildings. People not only shop and work, but also live there. The downtown center is within walking distance of the entire family and gathers into it all the various people who used to gather around the medieval cathedrals and Renaissance palaces – the lawyers and doctors and dentists and all the rest of the good citizens that make a city stable and respectable.

In America, the offices and commercial enterprises have tended to push apartment buildings out of the downtown area, claiming it almost entirely for them-

selves. The recent transformation of New York's Park Avenue from a posh residential boulevard to a canyon of corporation palaces was typical. This trend is now being reversed. Several of the most significant urban renewal projects in the country bring apartments and townhouses again into close proximity of the office, though rarely as happily blended in with them as in Rotterdam. Washington's new Southwest residential area, for instance, will have office buildings in its midst. And – an almost revolutionary departure from American living habits – these office buildings will also contain stores and even apartments to give the area life at all hours.

A City of Taste

The bold $85 million Golden Gateway project on the tip of downtown San Francisco, on the north side of Market Street, also puts apartments, offices and commercial uses together. Here the old produce market had to give way, but San Francisco's energetic Redevelopment Agency helped to provide a new one at a location which will benefit both the merchants and the city.

At the time of my visit, earlier this summer, I saw only the construction fence, around the huge excavation that will be the Golden Gateway, and a quaint old arch, which is the only thing left on its site. Both are symbolic of the exceptional spirit in which San Francisco approaches its renewal.

It is a spirit more sophisticated than the words "civic pride" would denote and as worldly as it is touchingly parochial. Good architecture and good food really matter in San Francisco. It is, I believe, the only city in the US which has rejected further expressways in favor of public transportation. It is also the only city in open, angry rebellion against all-digit telephone dialing.

The construction fence at the Golden Gateway, instead of being made of the old doors from demolished buildings, was designed and decorated with care and considerable originality. It provided not only peepholes but shelter for sidewalk superintendents. The archway, left over from the now demolished Colombo Market, will be retained as a whimsical memento of the past. It is surely no great architectural relic, but after some study, was found to be the only worthy one. Along with it, some cobblestones salvaged from the torn up streets, and old cast iron columns from the market will also be used in the new development.

To judge from the models, the Golden Gateway will live up to the tradition of excellence in Bay Area architecture which, in turn, is highly conscious of the fabulous beauty of its natural setting. Between the towers, slabs and townhouses, there will be lavishly landscaped elevated walkways and plazas. On the street level, below, are arcaded shops and parking. The Renewal Agency's report gives as much space to the project's artistic embellishments – an international competition for the main sculpture was won by the Parisian Francois Stahy – than to the usual budget figures. This, too, could only happen in San Francisco.

There is no uniform procedure by which urban renewal agencies sell the land they have acquired and cleared to private developers with the assurance that their plans and purposes are met. The city fathers inevitably insist that the land be sold to the highest bidder. The renewers, on the other hand, want to be sure of good architects and good design for the new buildings. In the nation's capital, surprisingly, the renewers won out, though Congress intermittently scowls at them for it. They fixed the price for their redevelopment land on the basis of appraisals and then invited the builders to compete solely on the merits of the designs their architects prepared for them. A panel of

architects assisted the authorities with the judgment. Other cities negotiate with developers. Still others, like St. Louis, sell their land to the highest bidder, regardless of design. San Francisco ventured a combination of both methods and got into quite a flurry. The design its very distinguished architectural jury favored was, of course, not that of the highest bidder. In the end, changes and compromises were worked out with entirely plausible results. Downtown land in San Francisco is so highly desirable for real estate entrepreneurs that they will go to considerable lengths and even the very best architects, to get it.

"There's a Lot of Romance in Urban Renewal"

St. Louis, however, is one of the cities which has had some difficulty disposing of the land it acquired by eminent domain. Its city fathers, furthermore, wanted to keep renewal a local deal and rejected the Zeckendorfs and other big-time out-of-towners. Their suspicion is understandable. Since John Jacob Astor made his fortunes on the pastures of Manhattan, our giant real estate speculators have not always been overly concerned with the public interest. But, regardless of how much money William Zeckendorf and the handful of other big developers of our time make or lose, there is no question that the bigger the builder, the more competent and more tasteful the building. Good planning, good architecture and good art have become a matter of prestige with the big boys who build the downtown centers and the large luxury apartment developments. They have become the Maecenas of our cities.

"There's a lot of romance in urban renewal," an enterprising young developer told me. "There's no killing in it, just a nice, fair profit at little risk. It takes some expenditures to get your fishing license, such as a good architectural design that will dazzle the renewal au-

thorities. But the way the government has set up the financing terms, no one has ever foreclosed."

The local authorities and developers who endeavor to renew St. Louis haven't foreclosed either. But in Mill Creek Valley, which, years after its hundred slum blocks were cleared, is still largely a desert, they have succeeded in putting up a disorganized array of buildings of unsurpassable mediocrity. Lately James Scheuer, with his talented architect, Chloethiel Woodard Smith, has come to the rescue of St. Louis on one residential project. But a unique planning opportunity was sadly muffed. Mill Creek is at the end of what should be the great, lively axis leading to Eero Saarinen's splendid arch, the Jefferson National Expansion Memorial, as the Champs-Élysées leads to the Arc de Triomphe. But the people of St. Louis chose otherwise. The grandeur of the arch will expire in a whimper of confusion. "There is no there there" at all.

III

Conserving the Old

Federal assistance for conservation (which means preserving and sprucing up a neighborhood) and rehabilitation (which also includes selective weeding out of hopeless buildings and replacing them with new ones or small parks) has been available since the Housing Act of 1954. Our cities, in which three-quarters or more of our population live, have been slow in taking advantage of it, though now at last there are approximately 300 urban renewal projects involving rehabilitation across the country. Though urban renewal funds cannot restore buildings, they have been used to enhance them. A notable example is the old Customs House in Monterey, California, a beautiful remnant of the Spanish past, which has been returned to the enjoyment of pedestrians.

The cosmopolitan elite of Washington, D. C., was probably the first to discover that obsolete city houses and streets could be more lovable than new ones. The spontaneous and private rehabilitation of Georgetown, begun at the end of World War II, seemed at first little more than fashionable snobbery. Yes, it may well mark the beginning of a more sophisticated urban culture in America. Historic Georgetown's rebirth, with its charm and amenities, has deeply influenced the city planners. It has helped make preservation of historic and architecturally worthy old buildings a little more popular.

There remain, of course, far too many historic cities and city districts, architecturally as worthy, or more so,

than Georgetown, whose bosses fail to see that preserving aesthetic values also has enormous potentials for taxable values. Alexandria, Virginia, or Annapolis, Maryland, for instance, patriotically preserve a few buildings wherein some dead hero may have slept. But they destroy irreplaceable old buildings, vistas and waterfronts which give repose to the living.

Sophisticated historic Philadelphia, however, has most intelligently employed the tools of urban renewal to redeem a century of vandalism and vandalistic neglect. Independence Hall is being enhanced with a splendor it has never known by a grand, tree-shaded mall. It is an inspired work of urban design which will attain its full glory when urban renewal has replaced the dingy surrounding structure with carefully-designed corporation palaces.

Several blocks east of Independence Hall is now a unique Historical Park. Recent, worthless and dilapidated buildings were weeded out between a dozen or so now restored historic buildings. These stand, a bit lonely and a little like rare snails preserved in alcohol, on a well-groomed green-swath. The Park Service might put some dignified refreshment kiosks and some benches there to animate the visitors and the area.

South of Independence National Park and east of a wonderful small park called Washington Square, urban renewal's first, most carefully-planned and most noteworthy residential rehabilitation project is rising. A careful blending of restored old and frankly modern townhouses with a sprinkling of luxury apartment towers, Society Hill, as the area is called, promises to be worthy of William Penn's dream of a "greene countrie towne." Greenways, winding through the entire area, will give it cohesion and will make it possible – I believe for the first time in modern America – to really experience the drama of a townscape in the only way

one can really experience it – on foot. As elsewhere there is, of course, the inevitable, elevated automobile expressway wedged between people and their river to disrupt the experience. But here, at least, underpasses will lead to a waterfront park and marina.

The new Society Hill townhouses on Dock Street, designed by I. M. Pei for Alcoa and Zeckendorf, struck me as more exciting on the renderings and models than in their now nearly-completed reality. They still harmonize well, the mid-20th Century skyscraper apartments to one side and the 19th Century houses to the other, which is quite a feat. But they are painfully monolithic. Despite the dainty iron fence, or perhaps because of it, the unrelieved, block-long row of dark brick reminded me of a French caserne.

The first completed highrise apartment in the area, a lush affair called Hopkinson House, in contrast, seems a bit too *nouveau riche* for the refinement the area obviously hopes to attain. Architects Stonorov and Haws endowed it with many handsome architectural details, but somehow there are too many of them.

Many prospective buyers, I was told, inspect Society Hill townhouses and apartments and then settle on one of the dilapidated old 19th Century houses which are sold on condition that they be restored within two years. Renovation may, in the end, turn out to be more expensive than a new home in the area. But those who can afford it also find it more gracious and spacious. This tends to justify the faith of Philadelphia's planners and renewers who made restoration of the salvagable buildings on Society Hill their foremost objective. And it tends to refute the lack of faith of the investors who were fearful of the venture.

But the economic success of rehabilitating areas where houses then sell for between $30,000 and $100,000, obviously does not persuade mortgage bankers that rehabilitation of low-income neighborhoods will pay.

Here is the test not of our cultural values but of our social conscience. The trouble has been all along that the banks refuse loans for repairs and improvements on buildings which are in parts of the city that seem to them deteriorated or deteriorating. Their secret maps charting their estimates of the ebb and flow of real estate values are far more decisive for the destiny of our cities than the published ones of the planners. And the Federal Housing Administration, which insures their loans, also supports their views.

Rehabilitation, even for the moderate income market, is seldom profitable. Philadelphia, for instance, wants to rehabilitate a row of 80 very attractive but run-down houses it bought up on 8th Street as part of the East Poplar renewal project. The land is inexpensive and so are the vacated houses. But Arthur Binns, an experienced builder, found that he would not recover his alteration expenses for the rents he could command in this area. "Who'll pay $100 for an apartment if he can buy a house for $12,000?" he asks. The trouble is the high labor cost for remodeling which demands special fitting and handwork. Sixty percent of the cost of a new house goes into materials and 30 percent for labor. On a remodeling job the reverse is true. Binns threw in his trowel on that one, and, as of a few weeks ago, the empty houses were just standing there.

Slums, on the other hand, are a very profitable business. "Assume you've 12 tenants," the *Wall Street Journal* recently quoted a perfectly respectable banker, "and each pays $80 a month for a single room. That's $960 a month. Now assume you rehabilitate into one duplex apartment at $350 a month and two smaller apartments at $125 each. That gives you a total of $600 a month. The effect is that the owner is getting less in rental for a substantial alteration deal."

The only weapon against this kind of economic logic is city building code enforcements. It is not a very accurate weapon. Building code enforcement, after a century of neglect, is a tragic instance of too little and too late. The fine for a violation – a broken sewer-pipe, say, or a rotten staircase – is far less expensive than the repair. There is a good deal more rent to be squeezed out of the unrepaired building before the courts and the building inspectors get around to it again. When they do, there is only another inexpensive fee. In the end, the building is condemned. The slumlord then merrily evicts the tenants, boards up the place and waits until redevelopment comes along and pays him his investment in the house and the violation penalties twice or three times over.

Vigorous code enforcement thus, ironically, often aggravates the slums and the plight of its people. In Philadelphia the building inspectors are really busy now. As a result evictions abound. In a particularly grim Negro slum not far from City Hall, called Hawthorne Village, Mrs. Alice Lipscomb, a resident who has earned citywide recognition for her angelic, voluntary community work, showed me identical letters to about 100 different people. They were typed on the stationery of J. Gross & Brothers and all dated May 31, 1963, a few days before my visit. The one I copied read:

> Dear Mr. Ducket:
> As we are the new agent of the property you now occupy we hereby give you notice to vacate the property. No more rent will be accepted.
>
> Since this property is in non-conformity with the housing authorities of Philadelphia, it is necessary that you vacate this property immediately.
>
> Very truly yours,
> Jay M. Gross

William Ducket, I was told, is 72 years old and single. The day he received this letter his light and water were turned off. Neither he nor any of the other recipients of the letter are eligible for urban renewal relocation assistance. Nor can they hope to find room in public housing, at least not for some time. Somehow they all found shelter, of course, somewhere in the spreading slum, awaiting the next eviction. The boarded up houses, meanwhile, can be counted on to serve as hazardous playgrounds for children and abodes for drunks, derelicts and, as Mrs. Lipscomb so delicately put it, "girls who entertain company."

No FHA or Veteran's Administration loans, let alone private repair loans will ever be seen in Hawthorne Village. Nor can the government simply move in directly and undertake deslumming itself, building by building. Short of tearing the whole place down, the only hope of obtaining financing for such low-income areas is urban renewal's tedious rehabilitation process.

This means the local renewal agency must, first of all, make a detailed study of the neighborhood, its physical conditions, its facilities and the nature and mood of its inhabitants to diagnose properly the chances of its recuperation. It furthermore means that the agency must persuade all the residents and building owners to go along. For the owners themselves must fix up their properties. They must have the faith that everyone else's effort and the city's plans for new schools, playgrounds, community centers, improved and planted streets, off-street parking and whatever, justify their sacrifice, which is often considerable. Resident owners usually respond well once the neighborhood gets into the spirit. Absentee owners are often difficult. The renewers speak softly at first, but they carry the big stick of eminent domain. If an owner refuses to bring his building up to standard, the renewers can acquire it and sell it to someone who will.

But even with their most comprehensive improvement plans, such as Ed Logue's for Washington Park in Boston, the government urban renewal people had a hard time with the government mortgage people. FHA has tended to apply suburban middle-class standards to such things as heating, hot water, lot coverage, lighting, ventilation and privacy. Housing Administrator Weaver and Renewal Commissioner Slayton finally managed this June to persuade FHA to take it a little easy with poor people who own old houses.

The Harlem Park Project

"Financing and bricks and mortar are not the toughest problem, though," Edward Ewing, community organization director for the Baltimore renewal agency told me. "The trick is winning and involving the people in a rehabilitation area. Where do you start?"

Ewing talked about Harlem Park, a 30-block area of row-houses with several churches and two small parks in the northwest section of Baltimore where 15,000 Negroes live, some of them quite poor. The area's rehabilitation was first planned in 1955. A project office in the area was opened, which anyone can visit at any time for advice and help. It is staffed with a sizable platoon of social workers, planners, construction and remodeling experts, financing people especially trained by FHA to prepare loan applications, and relocation workers. The platoon scouted for the local leadership, which is often a chancy business, since some leaders are suddenly without followers when it comes to people's homes and life-time investments. Here as elsewhere the renewers had to organize the community. They did so by setting up block committees from which, in time, a neighborhood council emerged. Ewing also worked with the ministers, and

the Grocers and Meat Dealers Union which has many members in Harlem Park.

In meeting after meeting fears were allayed and plans hammered out. Group discussions were followed up with thousands of personal calls. The damndest problems came up. There were three elderly people who didn't want or need extra electrical outlets which would ruin the nice wallpaper. (The rehabilitators got an FHA requirement waived.) A young couple would not risk the money for new window frames until the renewers talked to parents. (The renewers made several trips to the other end of town to persuade the parents.) The problems were myriad, what with relocation and loan requirements and a number of tough hardship cases. The job is only half complete. But the new Harlem Park, on which the rehabilitators and rehabilitated eventually agreed, is emerging.

The crowded and dilapidated old stables and servant quarters in the center of the blocks have been removed. The people in them have been relocated. The new open spaces in the courts are being turned into parks and playgrounds which the residents promise to maintain. Nine hundred new trees have been planted. Everybody was told, both in meetings and by leaflet, to help the trees to grow and to pull up the weeds at the base. When they arrived the small children all painted trees in school and learned about them. A new elementary and a new high school will open this fall and also serve as a community center. The principal, Mrs. Mary Brooks, lives in the area and was appointed to the new school over a year ago to help plan its program with the community. All but a few houses are spic and span and up to standard. A few people can't afford the renovation. Ewing believes his agency has now found some complex legal way to buy the houses, fix them up and then give their present occupants life tenancy.

Harlem Park is no Society Hill, aesthetically speaking. The school, unfortunately, is one of architecture's many missed opportunities. A little pagoda in one of the new court parks is just plain silly. "But that is just what the people in the block insisted on. They are very happy with it," explained James Gilliam, the project manager, who showed me around. A woman who had come to greet Gilliam and who overhead our conversation, broke into a gale of laughter. It infected the kids of the block broom-squad who were sweeping their playground. They flocked around to join in our hilarity.

IV

Beauty and the Planners

In the five years from 1585 to 1590 Pope Sixtus V undertook the renewal of Rome. It was congested and unsanitary and he wanted the Eternal City to be a work of art for the greater glory of God and the enjoyment of man. Brunelleschi had just discovered the science of perspective, and Sixtus, enchanted, cut great vistas through the slums, so you could see the old landmarks. He got the leading artists of his time to frame the vistas with fine buildings and opened them up occasionally into great piazzas to give them inspiring settings. And he rhythmically dotted his avenues with fountains and obelisks to add interest and perspective, so that the idea of progressing along the avenues would not seem tedious.

Two-hundred-eighty-five years later Baron Haussmann made the Paris we know, building not only grand boulevards and plazas, but also the greatest modern sewer system in the world. In our time Chandigarh in India, which Le Corbusier planned, or Brasília in Brazil, which was planned by Lucio Costa and whose monumental buildings were designed by Oscar Niemeyer, are built in this tradition of city planning as an art and not just as social and traffic engineering.

Half a century before Haussmann, Major Pierre L'Enfant planned Washington, D. C., beautifully and efficiently in this tradition. Americans are proud of it. They don't seem to worry when that plan is desecrated with superhighways and heedless architecture. That's progress. And progress, everyone agrees, must be rec-

onciled with every conceivable political and economic interest. But rarely with beauty.

"Surely the only sound foundation for a civilization is a sound state of mind," E. M. Forster has written. "Architects, contractors, international commissioners, marketing boards, broadcasting corporations will never, by themselves, build a new world. They must be inspired by the proper spirit in the people for whom they are working. For instance, we shall never have a beautiful new London until people refuse to live in ugly houses. At present, they don't mind; they demand comfort, but are indifferent to civic beauty; indeed they have no taste. I live myself in a hideous block of flats, but I can't say it worries me, and until we are worried, all schemes for reconstructing London beautifully must automatically fail."

The efforts to reconstruct Rotterdam or Hannover and to renew large parts of Rome and Paris and Sao Paulo beautifully have not failed. In Washington, St. Louis, Chicago and elsewhere in the United States they have. This is not because the Dutch, Germans, Italians, French or Brasilians have better taste. It is because they care about their cities. We still fundamentally distrust our cities, much as Jefferson did. This distrust has driven all Americans who could afford it out of the evil city into the suburbs which have largely spoiled the virtue of the country, despite the carefully-manicured lawns and expensive shrubs.

Practically every city in the country now has a city planning department. It tells the sanitation department where the sewers should go as the city grows. It also tells the real estate board where the big deals are, which is mainly determined by how closely people will live together in the various parts of the city. It puts down on a chart what happened 10 years ago and what happens today. Then it draws a line between the two points and projects it to the next 10 years. This is called city

planning. City planning also watches what thousands of individuals and their firms and organizations do, and tries to understand this by statistical analysis, probability mathematics and conversions into averages. This is projected into guesses about the natural, "organic" growth of the city.

The result is a zoning map which has lots of colors. The zoning board implements the zoning map – but not very often. The map has no votes and doesn't pressure anyone. The planning department also worries about traffic. It figures out which street should be noisy with trucks because lots of people live on it and which should be quiet, because only a few people live on it. Then the highway department comes along and builds its highways where it damn well pleases, because there is lots of pressure for highways. Finally, the planning department rearranges its projected sewers and population densities. This is called coordination.

Sometimes the highway department doesn't make up its mind where the highway should go. This frustrates the planning department and makes some people very angry because they don't know whether they'll have to get out of the way or not. This is called poor coordination; it depresses real estate values and slows progress.

The planning department also (sometimes) has ideas for a new park or for keeping the buildings low where high buildings would spoil a view. This is called upsetting the apple cart. "Apple cart" is a folksy name for what sociologists call the "power structure." The apple cart is pushed by the mayor, the city council, or both, who employ the planning department staff. What upsets their cart, of course, is not the park or the low buildings but the protests. People always protest that parks are only for loafers and that low buildings don't make as much money as tall ones.

Sometimes a city needs a new public-housing project or a new concert hall. That is called a planning problem. When a planning problem occurs the city planning department calls in a planning consultant from out of town. The consultant doesn't know the city or where the project or concert hall would look pretty or where it would be convenient for the people who will use it. But he makes a survey and a big study, which tells all about tax revenues and real estate values and the attitudes of people who don't want a project or concert hall to get into their accustomed ways. Then it recommends the least offensive site. The concert hall is put into a park because it doesn't earn any revenues and the value of the park no longer matters, anyhow. The project is put into the Negro district because Negroes have the best attitude.

The sites are then put on the map and the map is made into a model. The project and the concert hall are put into the model in the form of white boxes, which everybody admires. Then an architect is called in, shown the white boxes and told to make a housing project or a concert hall out of them. It must be so high and so wide and so deep. The architect has been trained to create architecture. But now he has kids who want to eat. So he designs a big white box just so high and so wide and so deep. If he tries to use beautiful stone on the box or put a mosaic on it, maybe, there's a scandal. No one wants frills for the taxpayers' money.

If a newspaper, as happens rarely, criticizes not the expense but the unsightliness of the ill-proportioned and barren box, the chief city planner writes a letter to the editor. The one Robert B. Jones wrote to the *St. Louis Post-Dispatch* not long ago reads in part: "The stature of a community's image must be based upon a program of action commensurate with a bal-

anced dispersal of available resources," which is, I suppose, as good a reason as any for the balanced dispersal of ugliness.

Practically every city also has an urban renewal department of some kind. (Atlanta has two.) Some of these departments or authorities are joined with the city housing department or authorities as a hangover from the days when urban renewal was to provide housing. The up-to-date ones are all by themselves. None is ever joined with the city planning department because then either or both might do some city planning which would upset the apple cart. The urban renewal department and the city planning department don't talk to each other. They coordinate. This means that they look at each other's maps and models and smile. Then they go back to their respective jobs and coordinate some more.

Two years ago the renewers back in Washington, where you don't see the apple cart so much, decided that urban renewal should follow some sensible plan. The cities, they thought, shouldn't go on using money and energy just fixing the stairway when the kitchen was perhaps in much worse shape and repairing either would do no good so long as the roof kept leaking. Since the cities, despite their city planning departments and colored maps, didn't have such a plan, the national renewers promised the local renewers federal money – two-thirds of the expense – if they'd only prepare one. At latest count, one out of three large cities and one out of five cities over 100,000 population had accepted the bait.

The plans these cities are now making, at a collective cost of about $12 million of federal expense, are called Community Renewal Programs. The CRPs are scientific. They don't stop with the stairwell the mayor wanted fixed; they take a look at what thousands of individual people and firms and organizations do, and try to un-

derstand it by statistical analysis, probability mathematics and conversions into averages. This is projected into guesses about not only the growth but – and here's the new twist – also the probable rate of deterioration of the city and the cost to fix it up.

In 45 percent of the cities which bought the idea, CRPs are prepared by the city planning agencies, in 38 percent by the renewal agencies and in the remaining 17 percent by a combined arrangement of both. As a result, planning agencies and renewal agencies now sometimes do talk to each other since this is the only way they can fight in a civilized manner.

CRP is not a master plan or over-all design for the city. To create one, as Boston's renewer, Ed Logue, has said, would be trying to play God. This seems more fitting for Sixtus V or Baron Haussmann than for those who must labor for a community's image with a program of action commensurate . . . etc. Planning such a program of action makes CRP tremendously complex because nobody knows – or at least no two people agree – *what* the city is after. Looking at the stairwell and the kitchen, and even at the roof, still doesn't tell us what the remodeled house should look like or how it should work.

So CRP, in the end, is really a priority fix-up schedule for needed repairs. It will also tell us that if we tear down a 117-housing unit, 117 families will be out in the cold unless we build 117 new ones. But it tells us nothing about *how* these new units are to be built. That is called implementation and not a proper planning function. Implementation is up to Sixtus V – or whoever pushes the apple cart.

There are exceptions to all this, but not many. The most notable is Philadelphia. There were and are hassles there, but it is just about the only city in the US which had a master plan and a visual concept of what it wanted to do, at least in the inner city, and then it

launched urban renewal to do it. Its chief city planner, Edmund Bacon, looked at the city and the rivers – and at what William Penn had in mind when he sketched *his* vision in 1682. Then Bacon looked at the fine, historic old buildings that needed space around them to be enjoyed, and at the deteriorated old buildings that were very much in the way. The worst of these was the Broad Street Station of the Pennsylvania Railroad, the smut-grimed "Chinese Wall," which divided and blighted downtown. Next Bacon decided where the logical center of the city was, how the various parts and arteries of the city should function and relate to each other and where there would be a fine view of a landmark so you would know where you are in the city.

With the help of his chief designer, Wilhelm von Moltke, and a very sympathetic planning commission, he sketched all this. Next Bacon called in the city's leading architects and they worked on the two-dimensional plan and worked it up into a three-dimensional visual, so you could see how all this would shape up and how it would work. In the end, the concept was built into an enormous model. It was put on public display and much photographed for the newspapers and television. All the civic organizations and the school children were invited to see it. Everyone got an idea of what all the digging and building would add up to and where all the buildings were to go and why. Public pressure, for a change, worked for the plan.

When urban renewal came, Mayor (now Senator) Joseph S. Clark, who had called in Bacon and prompted all this, and his successor, Mayor Richardson Dilworth, set up a capital budget for what the whole thing would cost. Dilworth appointed the most energetic man he could find to ride herd on the effort and back Bacon's concept. His name is William Rafsky. Now Mayor James H. J. Tate has succeeded Dilworth, the political reform drive has diminished, and Rafsky is out. But

the master plan is still rolling on by its own momentum, as you can see from the top of City Hall. Below emerges an orderly and lovable city.

Washington, D. C., like a very small but growing number of other cities, also has such a detailed, three-dimensional master plan for a limited downtown area. What makes Washington exceptional is that its planning commission staff has developed a broad sketch plan of how the rapidly expanding metropolitan area should grow in the next 50 years. Most cities have just sprawled aimlessly, like Los Angeles, in a huge, congested web of gaudy strip developments which gradually fill in. There is no center and no point of identity where you would say: "Here I am in the heart of the city!" There is no concentration where a man can work with the convenience of having the offices of his competitors, suppliers and customers around, buy a necktie, get a flower for his lapel on a nice day, drop in at an art gallery, see a movie, call on his dentist or stockbroker, bump into someone he hasn't seen for a while and buy him a drink – all within walking distance.

Washington's "Year 2000" plan calls for such concentration. It would have the city's residential areas grow along radiating arteries that from above would make it look like a star. Between these extensions would be tongues of open country and parks, reaching close to the metropolitan center. This would give everyone in the city easy and immediate access to fresh air, greenery and recreation. It's a beautiful plan and the President of the United States has endorsed it. But he also endorses sticking the proposed cultural center in an inaccessible park by the Potomac. And he won't permit the planning commission to say that this is nonsense, though most of its members think it is.

Mayor Richard Daley in Chicago has, no doubt, never given much thought to what the proposed 23,000-seat bandshell would do to Grant Park. With its nec-

essary parking it would destroy a good portion of the park and at the same time deprive his inner city of that vital concentration and of another magnet which would attract further improvements and amenities. Likewise, Mayor Raymond D. Tucker in St. Louis is just as proud of his proposed new downtown stadium as he is of Eero Saarinen's magnificent Jefferson Expansion Memorial, soaring stainless steel arch, now being built on the shores of the Mississippi River. This arch, of course, needs an equally magnificent setting. There will be a stretch of downtown mall leading to it. But that will be lined with parking garages the stadium demands.

The City versus Automobile Traffic

Such misconceptions, however, are trifling compared to the damage inner city highways, freeways, expressways, loops and their ramps and clover leaves do. At stake here is not whether sentimental anti-automobile intellectuals or fanatical highway engineers will win a silly battle. At stake is the question whether we adjust the city to automobile traffic and thereby ruin the city, or whether we adjust automobile traffic to the city and thereby save the city.

Here, too, the planners in city hall, as well as in their schools and their study centers, are overwhelmingly more concerned about the apple cart than the future of the city. They equate urban transportation with urban highways. The Federal-Aid Highway Act of 1962 encourages them to do so. Paragraph 134, entitled "Transportation Planning in Certain Urban Areas," starts out to say that it is in the national interest "to encourage and promote the development of transportation systems" and goes on to say only that "long-range highway plans" are to be formulated.

Most planners also still see in their mind's eye the vision Le Corbusier drew up for his *Ville Radieuse* in

the 1920's. It was a city "designed for speed," wherein imposing superhighways and sidelanes are flanked by rhythmically spaced skyscraper slabs on stilts. They rationalize that after all, the automobile has freed people from the tyranny of their location, giving them unprecedented freedom to move about, live, work and amuse themselves where they please.

But most planners will not see that while you can build a Radiant City on the highlands of Brasília with dubious results, you cannot impose it on Washington or New Haven or Boston or San Francisco and have anything left that's worth speeding around in. Few planners will acknowledge the blight that network of 26 railroad lines, built half a century ago, has brought upon large parts of Chicago. Though it tried hard, Chicago has not yet managed to undo either the tracks or the blight. Who knows what mode of transportation we will use half a century hence? But we can be fairly sure that the downtown expressways, like the railroad tracks, will survive all the apologies of their builders.

The notion that rapid transit is unwanted and obsolete, that it is everyone's inalienable right to rush through the inner city at 60 miles per hour, undoes all urban renewal efforts. The tyranny of these notions not only consumes an ever-increasing share of our gross national product but takes taxable land away from the city – and depresses adjacent property values to boot. At a time of severe shortage in low-income housing, it tears down more low-income housing than the nation can build. And the additional cars and parking space drive out of the city more people and business than urban renewal can ever hope to attract.

San Francisco, cut off from much of its waterfront by the hideous elevated Embarcadero Freeway, has rebelled. Its citizens have voted the first new rapid transit system to be installed in this country in 50 years. Atlanta is studying public transit. In Washington the

study is complete and a bitter battle with the powerful highway lobby is locked.

But elsewhere the expressways go merrily on, slashing through the city and girdling it tighter than the medieval city walls ever did. And those had more gates than the loops have overpasses and tunnels. The city planners, meanwhile, collect all the data they can find about the decline of mass transport systems built in their grandfather's day to bolster their automobile-dominated plans. In Pittsburgh such data, along with all the other study material, statistics, averages, equations and probabilities, are now fed into a new computer planning machine. It's a breakthrough in the ancient art of city planning that poor Sixtus never dreamed of.

V

Black Neck in the White Noose

Fifteen years ago, the Supreme Court declared racial housing discrimination unconstitutional. A year later urban renewal legislation gave government the power and means to replace slums with new housing and to move large numbers of people around. Fourteen years later, there are only a handful of racially integrated new neighborhoods, although a good many old integrated neighborhoods have been bulldozed. There is, if anything, more rigid housing segregation today in our cities than there was a decade ago.

Before urban renewal was launched, even Atlanta had a few blocks where whites and Negroes lived peacefully together; federal urban renewal money has helped weed out the Negro alley dwellings amidst the white homes. Elsewhere, too, of all the blighted areas in the city, those that had long been racially mixed or were in a state of racial transition, have been among urban renewal's first targets. The noble purpose of clearing the slums merged with the furtive determination of the majority "to stem the black tide." The evicted Negroes were "relocated" back into the ghettos surrounded by the white city. "They want to keep the black neck in the white noose," one Negro said.

The NAACP and other Negro organizations initially welcomed urban renewal. Now they are increasingly disappointed and bitter: 72 percent of the people relocated by government action are "non-white" and the great majority of these are Negroes. Very few of these

Negro "relocatees" return to the renewed areas. In the first place, almost half of the cleared land is given over to the automobile – highways and parking lots. Secondly, a good portion of the remaining land is used for offices, shopping, civic and cultural centers as well as a sprinkling of schools, playgrounds and parks.

The remainder – perhaps a quarter, at most, of the land where slum houses once stood – is used for new housing, and this remnant does little to rehouse the evicted Negroes. These urban renewal apartments and townhouses provide far fewer housing units than they supplant. There are fewer people per room and fewer rooms per acre, for the acres are generously endowed with landscaping. And the rents or purchase prices are almost inevitably in the luxury class.

A few of these new projects, such as Lake Meadows and Prairie Shores in Chicago or the Southwest in Washington, D. C., are integrated. This is a hopeful beginning, at least for middle-class Negroes. But the vast majority of displaced poor Negroes are worse off after urban renewal than they were before. James Baldwin's charge that urban renewal means "Negro removal" is largely justified.

A relatively small number of relocated Negroes find accommodations in new public (and a very few private) low-rent housing projects. With shocking consistency, however, these projects have been placed in the all-Negro districts of our cities where they remain entirely segregated, even in communities where the theory is that they be accessible to all. Overtly or covertly, race is the predominant issue of urban renewal and urban life. Racial design dictates just about all city planning. No auditorium, no downtown apartment house, rarely a supermarket is built in any American city today whose site was not determined by where Negroes live and where they are likely to move.

Much studied and cited Chicago is an example. The pattern of increasing rather than decreasing residential segregation there has been examined by Karl E. Taeuber of the University of Chicago. Taeuber has devised a convenient index. His theoretical zero point is a normal mixture of the races in each city block in proportion to the Negro and white population of the city. He values a totally segregated block at 100. His finding is that in 10 urban renewal years, segregation in Chicago increased from 92.1 percent in 1950 to 92.6 percent in 1960. A small change, perhaps, but not one to sustain Negro enthusiasm for urban renewal, particularly in view of the fact that of 280,000 new houses built in Chicago suburbs in the same period, less than one-half of one percent are occupied by Negroes.

Chicago's low-income families received from the city's Housing Authority 31,000 units. Overwhelmingly, they were built in Chicago's Negro wards. A solid row, some three-and-a-half miles long, of these monuments to segregation is located between 22nd and 55th Streets along the expressway, a favorite site for public housing in all our cities. All of them are 16-story high-rise slabs, pushing their inhabitants not only back into the ghetto but also into the sky.

I stopped recently at one of these slabs, the Robert R. Taylor Homes. It is the largest public-housing development in the nation and a grim institution rising on an expanse of very reluctantly growing grass, which like the project's children on their playgrounds and the open galleries on each floor, is fenced in for its safety. Twenty-eight thousand people moved into its gray and red brick walls in December, 1962, to prove that a quarter of a century after public housing became a national program, the nation still had not learned from its earliest, disastrous follies. The cubic-foot-per-person ratio is decent, the mortar is safe, the plumbing is sanitary. But cubic foot, mortar and plumbing are not built

with pride but with distrust – which is all the building reaps from its tenants. There is nothing left for anyone's spirit.

The charming Public Housing Commissioner in Washington, D. C., Mrs. Marie C. McGuire, and the architects she endeavors to recruit, know all this. But when Robert Taylor Homes was designed, her messages, directives and guidelines had obviously not yet reached Chicago. From the articulate and sober words of this project's dedicated assistant manager, Robert H. Murphy, I heard the same dreary tale that I heard and read about our earliest efforts to house the poor with inadequate public funds, inadequate compassion and inadequate intelligence: There are rapes of young and molestations of old people in the elevators. The dreary stairwells serve as convenient abodes for all kinds of mischief, of which obscene graffiti are the least-serious. Elevators and stairwells alike serve as toilets for small children, who have none on the playgrounds and don't always make it up to the sixteenth floor. Stolen lightbulbs in the public areas must be replaced two or three times a week.

Murphy, a young Negro social worker, also told me of management's valiant battles against these reactions to a prison-like, architectural environment. The mothers, whose families average six members, help guard the elevators. The unemployed fathers help patrol the grounds. But they can't guarantee where their children go and what they do. There are a few "community centers" stuck away in vacant apartments. But like the imprisoned playgrounds, they don't offer much inspiration to growing youngsters who can't cross the expressway and rarely cross the industrial strip which encloses their confines on the other side. At night the Police Department obligingly furnishes canine patrols.

Chicago's renewers point to Lake Meadows, Prairie Shores and the new Carl Sandburg Village, downtown,

as evidence that the boundaries of Chicago's black belt have, indeed, begun to crack a little. Perhaps. Still, December, 1962, is pretty late in the day to build a Robert Taylor project.

We should not be surprised that the recent NAACP convention booed Mayor Daley. The mayor of Chicago surely believes in civil rights, but he also represents a society which since Jefferson's time has held only disdain for the city and its teeming proletariat. Realtors did not invent the idea that the only good neighborhood to live in is a totally homogeneous neighborhood. We all share in this belief. It upholds our property values, which are, after all, what the banks, federal mortgage guarantees and urban renewal all feel compelled to uphold.

Those of us who travel to Europe, marvel at the charm and liveliness of Parisian and Roman streets which have avoided homogeneity. No blockbuster could make his fortune on them, for no one on these streets is horrified at living next door to poor people or above a grocery. Baron Haussmann, Louis Napoleon's prefect of Paris, was hardly a liberal. But the houses along his boulevards have small stores on the first floor, luxury apartments on the second and third, and dwellings for the poor on the top floor.

What You Take for Granted Usually Happens

The citizens of Chicago Hyde Park-Kenwood, on the other hand, are predominantly of liberal persuasion. Their famous urban renewal efforts, aided by the University of Chicago and the federal program, have made a significant crack in their city's racial housing barrier. Their effort began early in the 1950's when more and more poor Negroes began moving into the area. Many white residents fled in panic, because they took it for granted, as did those who stayed, that this influx would

result in overtaxing municipal services and in dirty streets. What you take for granted usually happens. Which is not to say that these citizens should not have renewed their pleasant habitat, which had emerged on the site of the Chicago Exposition of 1893. But it does raise the question why so few of our citizens and bankers, who rightly fear for their investment, do not simply ask for more garbage trucks and street cleaners. And more police, which is the guts of the issue. It is surely less taxing than urban renewal.

Having set out on urban renewal, the people of Hyde Park-Kenwood determined to make theirs not only a stable community but also a racially integrated one. In this they succeeded, but, in the end, only as their planning settled on two objectives:

The first was that Negroes in the area were to be of the same socio-economic level as the whites. "Economic homogeneity will take precedence over racial integration," say Peter H. Rossi and Robert A. Dentler in their study of the event. Hyde Park successfully resisted the 200-unit public-housing project the city proposed.

The Hyde Park-Kenwood Community Conference's second planning objective was a fixed balance between the races. "This was a line of reasoning that could not be stated too openly for fear of misinterpretation of motives. . . . Upper- and middle-class Negroes, however, who had settled into some of the larger and expensive apartments and homes in Kenwood and Northwest Hyde Park, and who were fearful of finding themselves once again the 'ghetto,' did approve of the stabilization goal," say Rossi and Dentler. Comedian Mike Nichols quipped: "This is Hyde Park, white and blacks shoulder to shoulder against the lower classes!" High rents and careful screening achieve socio-economic homogeneity. Quiet, skilled salesmanship maintains the quota. For thousands of Negro poor evicted, a few hundred Negroes with status and money return.

Philadelphia's Eastwick, which will eventually be a huge new community, is one of the first large-scale attempts to integrate the moderately affluent. Somewhat homely on the outside, but most attractive within, the houses, at $14,000 to $14,500 for three and four bedrooms are a wonderful buy. Yet, these houses sell very slowly. There could be many reasons. The project is close to a sometimes smelly oil refinery. The first model houses were unenticingly located along a highway and the first actual units were built in a muddy open field far from the existing school and shopping. Yet the announced integration policy is surely also to blame, particularly since most real-estate salesmen just don't know how to cope tactfully with a prospective purchaser's anxieties. At first, Eastwick's salesmen were going to put all Negro comers in one block. These salesmen were fired, and new men were trained by a realtor more experienced in maintaining a racial balance without offending either white or Negro prospects. The new men learned how to assure whites that Negroes will be well mannered and well scattered and how to ask Negroes to wait for their house until sufficient numbers of whites have bought so the Negroes can be dispersed among them. Its an anxious and often embarrassing experience for all concerned, including the salesman who works on commission. It may become easier as President Kennedy's order of November 20, 1962, banning discrimination in federally assisted housing, begins to take effect. But banning discrimination does not achieve integration.

Nor does it seem prudent or fair to leave this vital matter entirely to the skill and tact of real-estate salesmen and rental agents who make their living not by integrating but by selling housing. This, however, is exactly what we do if we continue to pussyfoot about

a clear and acceptable racial balance. We pussyfoot about a quota, it seems, because Negro sensitivity still demands it. I was unexpectedly enlightened on this in San Francisco, thanks to the spontaneous kindness of Dr. C. Josef Wellington.

Dr. Wellington, a gynecologist, is chairman of the housing committee of the San Francisco NAACP. Between delivering babies, he prepared himself for his additional task by attending two evening courses in city planning. I had called him to inquire about his group's feelings about San Francisco's renewal effort. His response was to ask me to come along to an informal committee meeting.

That evening I found myself among a small group of people as earnest, forthright and fair-minded as I'd ever want to meet. That evening, too, after years of demolition and relocation, some 300 new homes for people with moderate income were at last in sight. The project is built by the International Union of Longshoremen with a federal urban renewal subsidy for the cleared land. It is one of the pioneers of a new provision in the 1961 amendment to the Housing Act – Section 221 (d) 3 – which permits the sale of land below the market price to non-profit organizations in exchange for moderate rentals.

The question which dominated nearly the entire discussion was how to integrate this project successfully. "We don't want this to be another ghetto for colored people," said Mrs. Joye Goodwin, an attractive housewife. "But with Negroes all over town crying for a decent place to live, that's surely what we'll get, if all they keep saying to us is 'open occupancy'!" That occupancy would be open to all, regardless of race, was, indeed, all Julia Smith, did and could say. She is the relocation director for the San Francisco Renewal Agency, who was invited to defend the government's record.

"Damit," said San Francisco's NAACP leader, the

wiry pharmacologist, Thomas N. Burbridge, stating what Negroes now say all across the country: "Sure, until now we wanted them to forget color. Now we want them to remember color!" But he didn't say how, as the discussion whirled round and round into the night, color was to be remembered or in what proportions. The word "quota" was never uttered, though quota was the only answer within grasp.

What this group felt was what Edwin C. Berry of Chicago's Urban League had earlier told the US Commission on Civil Rights: "I think any quota is odious, and I don't know how you maintain a quota . . . because as soon as you have filled a quota, then you become discriminatory." All Julia Smith could say on behalf of the collective wisdom of the US Government and all others concerned, was: "We'll just have to trust the goodwill of the project's management." That was the last thing the group was prepared to do.

The arguments against a quota system are valid and compelling. But so is the fact that Negro demand for low-cost housing is far greater than white demand. If there is no other means to achieve integration than temporary manipulation, and none has been advanced, the authorities should acknowledge this and not toss the hot potato to developers and realtors.

That same day in San Francisco, the Negro vice chairman of the Housing Commission, Salomon E. Johnson, demanded that the all-Chinese public-housing project Ping Yuen be broken up and its tenants integrated. The Chinese and the community applauded when Commissioner T. Kong Lee angrily replied: "You'll have to carry us out!" The very thought seems ridiculous. No one really, including probably Johnson, would venture that Chinese civil rights are at stake. Even in California a Chinese now has the chance to live just about where he wants. His freedom of choice established, he prefers to live with his own people, much

to his own cultural gain and the delight of tourists.

Once *their* freedom of choice is established fact, many Negroes will also prefer to live together. But first we must prove that for the American Negro, too, the American melting pot will work. But as Berry has said, "You can't get melted if you don't get into the pot."

Atlanta Urban League's Robert Thompson suggests that the pot be rapidly enlarged, that we overbuild low-income housing until the builders are begging for tenants. It seems an unlikely alternative to overcoming the semantics of active, determined integration. Consider that in all these prosperous years the Federal Housing Administration has served fewer than half of one percent of the people in this country with an income below $5,000 a year.

Most of these people are colored and are restive. As the Negro magazine *Ebony* has ominously asserted: "This population is strategically placed to cause social chaos. Negroes, for the most part, inhabit the inner cores of America's largest cities. And they hold the key to the future of the American city – and the future of American democracy."

VI

New Towns in America

The vivacious Lady Jackson, better known as Barbara Ward, stepped briskly into the center of the ancient theater. In the flickering light of torches held by young Greek peasants, she proclaimed that the failure of our time "to adapt human settlements to dynamic change may soon outstrip even disease and starvation as the gravest risk, short of war, facing the human species."

Then, out of the dark, they stepped forward one by one, 33 "citizens of a worldwide city," distinguished intellectual leaders from a dozen nations. Among them were Charles Abrams, Edmund Bacon, Leonard Duhl, Margaret Mead, and Buckminster Fuller from the US, S. Giedion (Switzerland), Eiichi Isomura (Japan), W. Ostrowski (Poland) and Sir Watson-Watt (Great Britain). Each spoke a few words in his own language and then signed the solemn Declaration of Delos. It was the culmination of a four-day floating symposium, cruising the Greek islands this summer. Courtesy, Constantinos Doxiadis who thus added dramatics to his "ekistics."

Doxiadis is the fabulous Greek city planner who operates around the globe, building and rebuilding cities from Louisville, Kentucky, to Peshawar, Pakistan. "Ekistics" is a word he invented, based on the same Greet root as "economics" and "ecology." It denotes just exactly the "new discipline of human settlements" the sages of Delos called for. It would combine the research and labors of sociologists, economists, meteorologists and a host of others with that of the planners and architects. The gist of the Delos Declaration is that

"the torrential expansion" of the modern city is too serious a matter to be left to city planners alone.

This is true, of course, but not enough. We need, as Walter Gropius has said, search more than research. There is, furthermore, no dearth of constructive concepts which, in this country at least, could use some dramatic torch-light ceremonies to expose them to public discussion and action – government action. For only government is powerful enough to avert "the gravest risk short of war" and safeguard the welfare of the 7 out of 10 Americans who now live in urban areas.

The much-heralded White House Conference, scheduled for this November, was supposed to do just that. But somewhere between the Housing Agency and the White House it vanished without a trace. It is sad and symptomatic of the New Frustration on the New Frontier that our urban philosophers must cruise to Greek islands to discuss the city, while at home, what with civil rights unrest, growing opposition to urban renewal and other headaches, a national conference seems at the moment too hot to handle.

The most promising not-so-new urban concept that should urgently be molded into a workable government program is what the British call New Towns. The British now have 15 and other countries, notably Canada, are building them, too. New Towns, alias Garden Cities, are comprehensively planned, self-sufficient new communities which offer their residents employment as well as pleasant dormitories in which to raise children.

The idea originated at the turn of the century with the inventive English court stenographer Ebenezer Howard. To arrest further crowding of the London slums, he proposed that "Garden Cities" around London's periphery, each surrounded by a green belt which would provide both food and recreational space. But the gardens and the open space were not his only, nor even his central idea. His central idea was the Greek one that

any organism or organization has a natural limit. Bees do not build Megalopolitan hives. When their hive population reaches 80,000 at most, they breed a new queen and the old one starts a new colony on a site her scouts have found for her. This notion is as valid for people as for bees. Howard's Garden City, with 32,000 people of different vocations, was to provide a variety of enterprises and a thriving social life.

Howard died in 1928, a knighted and beloved leader of an international movement. But he lived to see his proposal realized at Letchworth, constructed in 1903, and at Welwyn, built in 1920, both close to London.

The gravitational pull of the city prevented Letchworth and Welwyn from attracting all the industry and the amenities they need to become as self-sufficient and lively as their planners have hoped. The English New Towns, too, are said to be a bit dull, lacking specialty shops, theaters and that sort of thing which, of course, no small town, old or new, can sustain. But then the "slurbs, the sloppy, sleazy, slovenly slip-shod semi-cities," as California housers have called our sprawling suburbs, lack urban amenities, too. And they ruin the countryside to boot.

American urbanists, notably Lewis Mumford, Clarence Stein, Catherine Bauer-Wurster, Henry Churchill, Carl Feiss and others, have therefore long advocated Garden Cities or New Towns. The first attempt to build them in this country became part of Franklin D. Roosevelt's economic recovery effort. The resulting three towns (Greenbelt, Maryland; Greendale, Wisconsin, and Greenhills, Ohio) are still shining examples of intelligent planning. The program was abandoned, however, partly because of now resolved constitutional questions, before these towns could attract sufficient employment so people could stay put.

This, too, was the fate of Clarence Stein's beautiful Radburn, New Jersey, built in 1929, and still a model

of the ideal suburban community in the motor age. But there are no industries or offices. Like the Levittowns and other suburban developments that followed, Radburn remained a bedroom community, though with better and more congenial community facilities than most.

In this country, the idea has since remained dormant, in part because the new generation of planners became fascinated with the dynamics of Megalopolis, and partly because the federal government turned its attention to the limited solution of urban renewal. The younger planning experts, such as Kevin Lynch at MIT insist that Megalopolis can be made livable and efficient with superhighways and bold regional planning, though there is little to show as yet to justify this faith. The federal government is hesitant to go beyond what is still billed as a mere slum clearance program.

Very recently, though, the New Town idea has again intrigued private developers with apparently more investment money at hand than they ever had before. Private attempts to build self-sustaining communities have been launched at Beechtree, near Atlanta, Irvine Ranch in California, Columbine near Denver and Reston near Washington, D. C. The ultimate test of these efforts, of course, is not their 18-hole golf courses and country club atmosphere. It is whether they will actually attract employers and whether their enterpreneurs are willing and financially able to create balanced communities which include poor people with dark skins.

But we cannot rely on the profit motive alone to promote the general welfare. A still more promising development, therefore, is the recent recommendation of Governor Brown's Advisory Commission on Housing Problems urging California to adopt the New Towns idea under state sponsorship. The Commission, headed by Edward P. Eichler, one of the nation's most enlightened and successful builders, drew heavily on the advice and experience of such housers as Catherine

Bauer-Wurster and Charles Abrams. It considers it a manifest need and mandatory that the state be empowered to acquire land and make it available at low interest for properly planned urban and suburban development. It cites that Alberta, Canada, under its New Town Act of 1956, can declare any area of the province a New Town and set up a corporation to plan and finance it. After providing the necessary improvements, the land is sold to private industrial, residential and commercial developers who are given government loans. After development, the town becomes a municipality. Six Alberta New Towns are now underway.

Long before FDR's Greenbelt Towns, George Washington set the first precedent for governmental land acquisition when he bought the swamps on which Jefferson and L'Enfant planned the national capital. Its proposal, the Eichler report points out, should not be associated with governmental utopias but rest, rather, "on the realistic need for assembling fragmented land and providing well-placed schools, streets and utilities in advance of homebuilding rather than after the fact." As Charles Abrams said, "The developers will go where the government puts the sewers."

Though the American New Towns would never be "ideal" cities, simply because our fickle ideas change before utopias get built, they could be proper and livable cities rather than slurbs. That means they would have enough land for schools and roads, shops and homesites and all the things necessary for proper functioning. Most of all, they would reserve land for growth and green space for recreation, an objective the federal government now tries to achieve with disappointing success by contributing 20 percent of the purchase cost of open space cost, with an extra 10 percent bonus if the space is part of a master plan. New Town residents could reach their places of work without the bother and fatigue of long commuting, which would give them more

time for their families and the much touted virtues of our newly-won leisure.

"I Live There Already"

New Towns, with places of work, education, shopping and human contact right where people live, would also considerably ease traffic, much as afforestation, erosion control and gully-plugging controls river floods. As a Boston lady once put it, "I don't need to travel because I live there already."

But most importantly, perhaps, the New Towns could provide sensible and attractive low cost housing and open the Negro ghetto. Despite some good will and federal incentives, downtown land is simply too expensive to provide a decent living environment for large families with small means. On virgin land, acquired by the government, it should be far easier to build low houses with gardens for poor and lower-middle income people rather than the high-rise human filing cabinets we are giving them now. It should, furthermore, be possible to evolve a system of government-insured mortgaging that will give the poor the same opportunity for home ownership that those served by FHA now enjoy. This would go far toward eliminating vandalism and other problems public-housing projects are plagued with. People take greater pride in homes they own themselves. Once the plans are made, development of government-owned land could proceed slowly as needs arise and employment becomes available. There need be no pressure for hasty land disposition as there is in urban renewal and no costly land speculation.

As Abrams and others have argued, the price of such orderly development is merely a slight adjustment in conventional thinking. We have accepted the fact that municipalities, states and the federal government buy urban land and sell it at discount to private developers.

Now we must merely adjust to applying the same principle to open land. Why should slum clearance be OK and slum prevention be taboo? Why should we allow the government in urban renewal but not in urban creation? The only alternative to ugly cities are planned cities. The only alternative to slurbs is a planned countryside which assures all Americans the freedom of choice to live where and as they wish. Now, housing projects and highways continue to mushroom without plan and at exorbitant cost in money, efficiency and beauty. Gas stations and supermarkets continue to blight the habitat wherever their proprietors see fit. Schools are becoming increasingly expensive and hard to get to. And open country for fresh air, watershed management, wildlife and recreation continues to dwindle.

The Future for New Towns

For the renewal of the central city, New Towns could go far to remove two great handicaps: traffic congestion and the near impossible task of providing inexpensive housing for those who keep coming into the city and those displaced by slum clearance. If the poor can be happily housed in the New Towns and only then, can we with good conscience concentrate our urban renewal efforts on decongesting and revitalizing the inner city, on making it an attractive bustling and stimulating concentration of metropolitan functions. This includes the concentration of offices and fine places of commerce and culture as well as of apartments and townhouses for those who serve and patronize them. These people also happen to be the ones who pay higher taxes. Such urban renewal, uninhibited by the pressure to meet low-cost housing needs, can then also concentrate on an intensive effort to rehabilitate and conserve the aging structures of the middle city. We simply can no longer

afford to let our old buildings deteriorate if we hope to house our exploding population.

In short, a New Town program must supplement, not replace, the present urban renewal program. That program, despite flaws and hardships, should not be hampered by Congressional restrictions. On the contrary, our urban renewal efforts need encouragement to press for more comprehensive and intelligent city planning, for a greater emphasis on good design and for a reform of outdated zoning and building codes. These things cannot be federally legislated. They require greater urban sophistication on the local scene. Cities must reform a real estate tax system which now rewards the slumlords and speculators. And cities must bear down on the real estate "profession" if it doesn't find ways of cleaning its own house.

So far New Towns have been officially recommended only to the state of California. But the federal government, too, is beginning to think about them. Urban Renewal Administrator William L. Slayton has assigned a special assistant, Tracy B. Augur, to study the matter.

There are not only legal advantages of inducing the states to assume a greater responsibility for regional planning, the lack of which accounts largely for the mess we are in. No one, to date, has come up with effective means to assure the full and continued cooperation of America's more than 16,000 jealous local authorities on such simple matters as sewers, water pipes, traffic and smog control, building regulations and other essentials of a livable environment. Only one sprawling US Megalopolis, Dade County, Florida, has metropolitan government and that functions only when its 27 jurisdictions agree on what constitutes a common metropolitan interest, which is rarely. Special authorities for inter-municipal and inter-state problems, such as ports, are being tried. But these work only if they can levy their own taxes which then tend to drain revenues

needed more urgently for other purposes. There are, therefore, some people who feel that, perhaps, the states ought to be given a try. On interstate problems it might be more fruitful to let one governor talk to another than to leave matters at the mercy of subordinate bureaucrats on varying levels. What's more, governors might like the idea of a New Town named after them.

Most of our states, to be sure, are still dominated by the rural mind. But as Housing Administrator Weaver has said earlier this month, the United States "is an urban country, and it will have to behave like an urban country." One doesn't have to travel to Delos to see that the torrential expansion and deterioration of our cities entails grave risks.

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THE JOURNAL FORUM

Metropolitan Council Needed

Emmerich Outlines Plan For Area-Wide Council

By C. O. EMMERICH

Metropolitan Atlanta has 1,115,000 people within its 1,724 square miles. It grows at the rate of one new citizen every 15.9 minutes and approximately $250 million annually in new development.

Changes and growth are visible with each passing day, and the Atlanta of tomorrow is now forming about us.

Growth spreads throughout the 5-county area, reaching all 50 local governments in metropolitan Atlanta. This trend is expected to continue, because the national pattern shows most new developments are outside the central city—in this case, downtown Atlanta.

Accompanying this growth is a vast number of mutual activities and problems which best can be solved through solid cooperation. But at the present in metropolitan Atlanta, our 50 local governments have done little to coordinate plans for land use, building standards, recreational facilities, industrial expansion, public safety functions, education, surface water and health purposes.

This is not solely metropolitan Atlanta's problem. In 1960, approximately 63 per cent of the United States population was concentrated in the nation's 212 metropolitan areas. The percentage is increasing as the United States steadily becomes a nation of metropolises.

TO INSURE maximum cooperation and utilization of facilities and to prevent unnecessary and wasteful duplication of effort, metropolitan complexes should be organized on an area-wide basis. This does not call for consolidation of all local governments into one big "super government." However, this does call for cooperation from all local governments.

The Atlanta Region Metropolitan Planning Commission offers some leadership to the 50 governments, but nothing resembling a metropolitan plan of total growth has evolved. Nor should we tax this splendid service with this programming responsibility.

A metropolitan council of governments could provide a means of developing this plan. This idea has been found satisfactory in metropolitan areas like New York, Detroit, San Francisco, Washington, D.C., and Salem, Oregon.

Through a voluntary council of governments—without consolidation of local governments—they have solved or met many mutual problems.

In all the existing voluntary councils, several important common points are evident: They are not reorganizations of local governments, they do not alter boundries or reallocate functions and their powers are advisory rather than coercive.

IT SEEMS impossible to build a truly great metropolitan Atlanta until long-range goals are accepted, so each of the 50 local governments can adopt an overall master plan as a guide in planning and building its future. This will take time, but the present should not be idly spent. Now is the time for action.

Many problems in this metropolis are similar to those in the other 211 areas, but it is important that Atlanta find unique and individual patterns of growth. In short, metropolitan Atlanta must determine its own destiny. If 50 local governments follow 50 different ideas and 50 different plans of action, it can lead only to a chaotic and haphazard Atlanta of tomorrow.

In determining Atlanta's course of action at present, factors such as the existing cityscapes, topography, culture traditions and social, political and economic realities must be determined. Then cooperation should be made easy and practical among the 50 governments and the 1,115,000 citizens if they are to create the kind of metropolitan Atlanta needed for the future.

Under the proposed Atlanta Metropolitan Council of Governments, the five counties, the City of Atlanta and the other 44 municipalities would be eligible for membership. The top elected official in each local government—mayors and county commission chairmen—would represent his member government.

RULES TO protect each government and insure a workable organization could provide:

—Each member would have a vote of equal weight regardless of size. A single vote could veto any action.

—An executive committee would be elected by the general membership. This executive committee could meet bi-monthly, with all members meeting quarterly or semi-annually.

—The full membership would make binding joint contracts to accomplish goals and to make studies.

—All major problems would be studied by committees. The 50 local governments would outline their approach to these problems, then they would work to develop acceptable programs of action.

—A small professional staff would handle administrative duties, with the cost shared by the member governments. The cost to each government would be approximately one penny per citizen.

METROPOLITAN Atlanta immediately needs to cast off the fragmented approach to regional problems. Coordination and cooperation should replace any suspicion and hesitation existing among the 50 governments.

I do not know of any county or municipal problem which affects the individual government alone. All problems have wide implications and should be discussed with the aim of arriving at acceptable answers and solutions to better serve all 1,115,000 citizens.

Atlanta professes a love of the arts, the aesthetic and the beautiful. These are traits which better can be developed through metro-wide cooperation. Also in this metropolis are services such as water, sewerage, land use, education and police, which call for a closer working relationship.

Metropolitan Atlanta can continue to be a fine place for people to live, grow and find happiness. But only through cooperation of all the citizens and governments can these goals be realized.

Fear, selfishness or lack of understanding (even if completely devoid of ulterior motives) could be our greatest handicap to a successful tomorrow. Cooperation and communication are the essential forerunners of the teamwork and understanding needed to guide our progress.

Our uncharted future best can be served by working out our problems together on a metro basis. A council of governments could be the proper and practicable vehicle for this important task.

About the Forum Writers

Mr. Emmerich, formerly business manager of Emory University, is chairman of the DeKalb County Commission. He heads the Georgia Association of County Commissioners' committees on urban city relations and consolidation of county services.

Mr. Bennett, executive director of the Atlanta Region Metropolitan Planning Commission, came to Atlanta 2½ years ago after 15 years with the United Nations. He was administrative director for building at the U.N.

You will find on this page a thoughtful discussion of current events and opinion. Today's Forum is on cooperation of governments in the Atlanta area.

Governmental Cooperation Rewarded by Progress

By GLENN E. BENNETT

For nearly 3 years, the Atlanta Region Metropolitan Planning Commission has been functioning as an intergovernmental agency supported by the City of Atlanta and the counties of Clayton, Cobb, DeKalb, Fulton and Gwinnett.

Along with many projects and studies dealing with such subjects as Atlanta's population, housing, economy, transportation, parks, water and sewer systems, the commission approved and published in 1962 a general plan for future development of the land in the five-county area.

Decisions by the commission, of which Hamilton Douglas Jr. is chairman, were followed by public hearings throughout the area. There has never been a dissenting vote on any question, and the support from all governments has been prompt and often enthusiastic.

TEAMWORK in area planning in metropolitan Atlanta exists because local governments realize they are interdependent; costly public improvements and public services in this day and age of urban growth must be coordinated.

Like other large cities, Atlanta is watching urban and suburban growth take place rapidly over a wide territory.

Local issues become metropolitan problems as trade, traffic and water move across political boundaries. The public business of one county or city cannot be isolated completely from the public business of its neighbors.

The planning district, formed by a progressive act of the Georgia General Assembly in 1960, consists of 1,724 square miles, 45 municipalities, 23 sewer systems, 38 water systems, several school districts and a handful of special authorities and other public bodies.

Use of the land varies from good to bad and results of haphazard, uncoordinated growth of the past are about us everywhere. Patterns of the future are subject to guidance and control. We can have what we want if we plan well.

THE PLANNING commission assists the region in understanding itself by carrying on a research program which develops statistics about people, jobs, land, housing and public services.

It works out desirable goals for the future, such as the regional rapid transit plan for 1980. Rapid transit is now a regional plan ready for regional implementation.

Regional plans for parks, expressways, sewer systems and other public improvements are in various stages of preparation and implementation.

There are many metropolitan centers in the United States which have not yet developed smooth running intergovernmental machinery for regional planning, and we are among several which have set the pace.

Without some kind of intergovernmental planning, there is little chance of making headway toward defining area-wide problems and adopting realistic solutions.

The demand for planning information is increasing and there is a daily stream of visitors from the five counties to the commission's offices at 900 Glenn Building. Planning requires fact-finding and data gathering on the part of the staff; consequently there is continuing field work throughout the area as staff members visit governments.

SOME OF the immediate rewards of intergovernmental cooperation are immediate and easy to see. Only recently, by virtue of agreements with the commission, local counties and municipalities have become eligible for substantial federal grants for the acquisition of park lands and for flood plain studies by the U.S. Army Corps of Engineers.

Moreover, since we have a regional organization with a permanent program, federal funds are available to us for supplementing our resources for planning in various fields.

The job of assembling significant facts for the future, making reliable forecasts, defining the tasks ahead and encouraging planning among the local governments so that growth can be guided along sensible patterns is one which requires a dedicated team of planning commissioners representing major governments and an efficient staff.

A regional planning commission such as the Atlanta Region Metropolitan Planning Commission is a relatively new kind of partnership for metropolitan progress.

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1964

Great Cities in a Great Society

Critics Rally Against Urban Renewal

WASHINGTON, D.C.

Urban renewal, most people have long believed, is the hope and the salvation of the nation's embattled cities. But now, quietly, without fanfare, criticism of the aims and the concepts of this immense Federal program is mounting.

The program itself will go on trial next year. The confrontation between the advocates of renewal and its opponents cannot be denied, for a new Housing Act must be written by the new session of the Congress, or else the whole program will wither and eventually die.

For the first time since the urban-renewal program was born (through Title I of the Housing Act of 1949), its advocates are uneasy. Says an assistant to a U.S. senator: "The feeling here is that we should stop and think about basic philosophy, rethink the whole program, and perhaps go into major surgery."

A Lot of Criticism

And, says a redevelopment official in Philadelphia: "I had thought that President Johnson's concept of the Great Society, followed by his sweeping victory, could lead to an understanding in Washington, particularly at the Congressional level, that we need a complete facing up to the problems that have been with us a long time but have been given only limited attention. But now I am not so sure. There is so much criticism going around that I just don't know what we'll get (from Congress) next year."

The criticism comes from all directions. On the one hand, there are liberals like Sen. Paul Douglas of Illinois who believe that urban renewal should get back to the business it was created for—tearing down slums and replacing them with decent housing for the poor. On the other hand, there are many conservatives who believe that urban renewal is just another example of unwarranted Federal intervention into affairs that should be conducted through private enterprise.

The ultimate criticism is represented by a recent book, *The Federal Bulldozer*, written by Martin Anderson, a young assistant professor of finance at the Columbia University Graduate School of Business. The book, published by the M.I.T. Press, carries the impressive imprimatur of the Joint Center for Urban Studies of the Massachusetts Institute of Technology and Harvard University.

The book concludes, in its final paragraph, "It is recommended that the Federal urban-renewal program be repealed now. No new projects should be authorized; the program should be phased out by completing, as soon as possible, all current projects. The Federal urban-renewal program conceived in 1949 had admirable goals. Unfortunately it has not and cannot achieve them. Only free enterprise can."

—David Seavey

Cities rebuild (as in old Philadelphia) and the criticism rises.

Mr. Anderson's recommendation is not likely to be given serious consideration this year, or in any year in the foreseeable future, but the points he raises are likely to be discussed and perhaps to be considered when Congress eventually gets around to writing its new housing and renewal legislation.

Among his arguments are these:

- Most of the new buildings constructed in renewal areas are high-rise, luxury apartments.
- Urban renewal has destroyed so much low-rent housing that it is now harder than ever for poor people to find any housing.
- Urban renewal may, in fact, simply shift slums from one place to another and so actually encourage the spread of blight.
- If urban renewal increases a city's tax revenue at all (and he's not sure it does), the increase is only slight.

What the Book Is Lacking

Mr. Anderson's book is not a good one; it is argumentative and overdrawn. Worst of all, it is the product of computer research without the necessary leavening of personal observation.

But it does point to (but never comes to grips with) the real problem: Just what is the purpose of urban renewal?

The declaration that accompanied the Housing Act of 1949 had this to say:

"The Congress hereby declares that the general welfare and security of the nation and the health and living standards of its people require housing production and related community development sufficient to remedy the serious housing shortage, the elimination of substandard and other inadequate housing through the clearance of slums and blighted areas, and the realization as soon as feasible of the goal of a decent home and a suitable environment for every American family. . . ."

The original emphasis, then, was on adequate housing, especially for the poor. But in 1954 Congress declared that up to 10 per cent of urban-renewal funds could be used for "nonresidential" development. In 1959, the 10 per cent was raised to 20 per cent; in 1961, it was raised to 30 per cent. There are those who now want it

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—AP

Charged with civil-rights conspiracy, Mississippi suspects face arraignment before U.S. commissioner.

—AP

Sheriff Rainey: He was the prisoner.

ably to Mississippi? So the argument rages unresolved.

Some of those who talked of the events of this dreary Friday think this new consciousness of "image" might, after all, change things for the better; that, perhaps, the death of three civil-rights workers might, in the end, lead to modest but really astonishing concessions from what the civil-rights leaders like to call "the white power structure."

"We in the South know our own faults better than anyone else," Mississippi-born novelist Eudora Welty told an audience at Jackson's Millsaps College one night last week. "We've never been ashamed to write about them."

Now, some Mississippians contend the state might do more than write about them. "Perhaps these deaths might have served a purpose no one suspected," one man said. "Maybe they made some of us believe that evils existed that were worse than we had imagined."

The friends of the slain rights workers who are still at work here might snicker bitterly that they find little sign of any such new awareness; they doubt that many believe anything ought to be changed. But lots of Mississippians think Mississippi will never be the same again.

Mrs. Rita Schwerner, the widow of one of the three slain civil-rights workers, is one of the scoffers. She looks on the arrests as many here in Mississippi, white and black, look on them.

"Arrests in themselves are nothing unless you can get convictions and there

SC

Time Runs Out For Jacksonville; Schools Lose Accreditation

The 15 high schools in Jacksonville and Duval County, Florida, lost their accreditation last week. The Southern Association of College and Secondary Schools (SACS) voted to uphold the recommendations of its own investigating committee which found the school system deficient in plant facilities, libraries, number of teachers, and over-all school planning.

Citizen committees from Jacksonville appealed to SACS for more time to straighten out the system, which has fallen below standards largely because of a lack of tax funds. At a meeting in Louisville, Ky., a SACS reviewing committee, the principals of all high schools in the 11 Southern states served by SACS, and the SACS general assembly uniformly denied separate appeals for leniency. The school system had already been on pro-

Louisiana's Longs

'Miss Blanche' And A Rivalry With Her Rising Senator Nephew

Continued From First Page

likely, Russell Long will necessarily become a spokesman for—and disciple of—Lyndon Johnson's Great Society.

This isn't likely to endear him to Louisiana voters, who rejected Mr. Johnson by a wide margin in the recent election. And while Senator Long is in Washington, fighting for the President's liberal nostrums, Mrs. Long will be in Louisiana, where the real power lies, tending to business the way her husband taught her to do.

Met at a Fraternity Dance

Blanche Revere knew very little of politics when she first met Earl Long at a Phi Kappa Sigma fraternity dance at Tulane University in 1928. She cared even less. She was a stenographer and Earl was already a lawyer for an obscure state agency.

Four years later Earl made his first race for office; he ran for lieutenant governor. He lost. But 1932 was a memorable year for them, anyway. That's the year they married.

By 1936, Miss Blanche had absorbed enough of the Long savvy that Earl could entrust the state campaign headquarters to her care while he rattled through the backwoods and bayous for votes in another quest for the lieutenant governorship. He won, borne on a strong-running tide of grief for his brother, who had been slain the year before.

to Baton Rouge, "but she did build up the courage of some of the loyalists who were getting nervous about staying when they knew the governor wanted them to leave."

Mrs. Long minimizes her dispute with Governor McKeithen. "We disagree, but that's all right. The Democratic Party has been very good to me; it gave my husband the governorship three times. That's why I'm loyal."

A 'Fussy-Pink' Woman

Despite her knack for playing politics, she has shown little evidence of office-seeking ambition. In fact, she reluctantly said "no" when her party offered her the U.S. House seat her husband won just before he died. "You rarely if ever see her pushing herself to the front of a crowd," a Baton Rouge society matron says. "She thinks politics just like a man, and that's her main interest now. But she was one of the prettiest women anybody ever brought to Baton Rouge, and that's the way we think of her. Underneath all that politics, she's a fussy-pink kind of woman."

That's the way she decorated the big house that Earl built for her during his last term as governor, fussy and pink; she did all the planning and decorating, because Earl wanted to spend all his time at his "little pea-patch farm" at Winnfield, where he grew up. But, soon after he died, she was forced to sell it in settling the estate. She lives now in a smaller

Great City, Great Society

Critics Rally Against Urban Renewal Projects

Continued From First Page

raised to 40 per cent, and some who want all restrictions removed.

The original program has been amended and expanded in almost countless ways. Money is now supplied to rehabilitate old houses, to expand urban universities, to develop comprehensive renewal plans for entire cities, to train city planners, to assist in the relocation of businesses, to develop local building codes, and to improve water, gas, and sewage-treatment services.

To date, urban renewal is under way at more than 1,600 projects in more than 700 cities. As of June 30, 1963, 29,000 acres of land had been acquired or were close to being acquired. That's about 45 square miles, an area the size of the city of San Francisco.

All of this expansion of the original intent of the urban-renewal program was perhaps foreordained, for the original premise was naive. It simply is not possible to renew cities, to renew people, by tearing down slums and building better houses. Cities are incredibly complex; no one yet knows exactly what makes them function. This was precisely the point of an earlier and more important book, Jane Jacobs' *The Death and Life of Great American Cities.*

Arguing for Diversity

Mrs. Jacobs argued that successful cities and, more importantly, successful neighborhoods are areas where there is diversity. She said that "cataclysmic" public-housing and urban-renewal projects actually destroy diversity and thus create something far worse than the slum or blighted areas they replace.

City planners, the target of her bitterest attack, deplored her book and said they would pay no attention to most of her ideas. But, in fact, much of what she said is now becoming official litany.

The emphasis in public housing, for example, has shifted from the huge project with its high-rise towers to what the planners call "scatter-site" public housing, in which small buildings are dropped into existing neighborhoods. The emphasis on the rehabilitation of old but still fundamentally sound housing is another example.

There are, as a matter of fact, a number of cities that probably will never begin another "cataclysmic" project, be it public housing or urban renewal. Philadelphia, a leader in urban renewal, is such a city; New Haven is another.

More Than Bricks and Stones

The emphasis has, in short, shifted from physical rehabilitation to social rehabilitation. Now, after 15 years, the planners and the redevelopers have discovered that you can't renew a city with bricks and stones alone.

William L. Slayton, head of the Urban Renewal Administration, said recently: ". . . we must think in terms of a broadened social approach. We now have the opportunity with President Johnson's war on poverty to begin to mold that kind of program into urban-renewal activities. I see the kind of program that would take the family, at the time that it is being displaced, analyze the social and economic needs of that family, provide the kind of retraining necessary to the head of the family, thus improving its economic condition, and deal with the particular social problems of the family."

Commissioner Slayton takes note of the potentiality of the anti-poverty program, as well he might. It may turn out to be as important, and as costly, a legislative milestone as the Housing Act of 1949. With urban renewal to clear cities, to rebuild, the nation now has a program to educate, nourish, and elevate the citizenry within its great cities.

The Tools Are at Hand

The reason some proponents of urban renewal are so edgy these days is that almost all of the tools are now at hand to do just what the name of the program indicates it should do — renew urban areas. The day of the great breakthrough to the Great City within the Great Society is almost here, it would seem, and so it's no wonder that these people feel this is no time to be forced to cope with skeptics and critics.

Commissioner Slayton recognized this point in a recent speech. He said: "It may sound paradoxical, but I think success is perhaps one of the reasons that those who oppose urban renewal feel that it is now or never. Perhaps the program is of a size and so popular that it will be impossible for its opponents to kill it unless they stop it now."

A dream beckons. It is possible to look ahead and see what a program combining urban renewal and the war on poverty might accomplish. New schools would be built, especially in slum and blighted areas. Teachers especially equipped to deal with the children of the slums would be trained and hired. Volunteers—much like members of the Peace Corps—would work with both children and adults within the slums. Adults would be retrained for more sophisticated jobs. The slums themselves would be cleaned out—but not bulldozed. The worst houses would be torn down; other houses would be rehabilitated; some new houses would be built. Junkyards would be removed, to be replaced by little parks and squares.

The big downtown projects that have been started or are under consideration would be completed. Downtown would be dotted by high-rise apartments, high-cost town houses. Near downtown would be handsome new developments of middle-income housing. New hotels would be opened, along with civic centers and grassy malls, esplanades, sculpture, and fountains. Suburbanites, wooed by the new stores and the excitement of it all, would return to center-city, at least to shop. More expressways and perhaps some new mass-transit systems would transport them.

Philadelphia stripped clean a slum area for moderate-income housing.

This, at least, is the dream. It would, of course, take years and billions of dollars to complete. But it is a goal that now beckons to some because it seemingly can be accomplished with the legislative tools already at hand. New laws would help, but it is the cash that is really needed most.

If the day of the Great City is to be hastened, this session of Congress may well be decisive. For 1965 must be the year of the great reappraisal. That was the informal agreement reached by members of Congress when the Housing Act of 1964 was passed.

Congress presumably will have to decide this session just what it wants urban renewal to accomplish. It is a fiction to contend that urban renewal is simply a program to provide better housing for poor people. But is it a program—as it has tended to become—in which an entire city is to be renewed, in its housing, in its factories, in its downtown stores, and now in the way of life of its people?

Hearings on the Housing Act of 1965 will be held by the subcommittees on housing of both the Senate and the House, perhaps starting sometime in late March or early April.

In the Senate, the chairman would normally be John Sparkman of Alabama. But he may duck presiding at the hearings because he is up for re-election in 1966 in Alabama, where a sweeping program of urban renewal might not be his best credentials at the polls. The chairman in the House has been Albert Rains, another Alabaman. But Mr. Rains, a friend of city renewal, retired after the last session. He will probably be replaced by either William A. Barrett of Philadelphia or Abraham J. Multer of New York, neither of whom is among the recognized leaders within the Congress.

The leadership problem is another factor contributing to the edginess of the advocates of expanded aid to the cities.

A White House task force has been at work since September drawing up recommendations for metropolitan legislation. But its deliberations, along with its membership, have been carefully screened by the White House. Advocates of city aid have been disturbed, however, by reports that several of the members of the task force are opposed to some of the traditional concepts of urban renewal.

Ultimately, what Congress produces will depend heavily on what Mr. Johnson recommends. And, despite all the talk of the Great Society and all the possibilities implicit in the war on poverty, most people here in Washington just don't know where the President stands in all the ramifications of urban renewal and Federal aid to cities.

But, like it or not, it will be Lyndon Johnson, a farm boy from Texas whose home is still a ranch on the Pedernales River, who will shape in large measures the city of tomorrow. That, too, causes edginess among some of the advocates of the Great City. —JAMES M. PERRY

NEW YORK TIMES, MONDAY, NOVEMBER 22, 1965.

Western Europe Found Leading U.S. in Community Planning

Continued From Page 35

a concept that does not exist in the United States. It is much more than the potluck provision of homes by private enterprise in conventional suburban subdivisions.

The new town deals specifically with continuing housing shortages and the chaotic postwar spread of cities by promoting orderly growth instead of random exploitation of land. It is government directed, controlled and financed.

The new town provides predominantly low-income and middle-income housing, not in isolation but as part of an over-all regional plan that also coordinates transportation, industry and open spaces with all required commercial, cultural, social, economic and educational facilities. It operates on the assumption of the priority of national needs rather than of private profits.

The building of these complete new communities and of a controlled physical environment is considered a challenge and marvel of the 20th century. The European architect - planner plays an awesomely godlike role in his selection of city sites, creation of environment and regulation of human life.

Scale Is Impressive

To see the sometimes stunning, sometimes distressing results of these experiments Americans must go abroad. If it can't happen here, as the American developers maintain, it is definitely happening in Western Europe, on an impressive scale.

Many of the new communities are designed and planned with a sophistication, economy and coordination, and frequently with an architectural grace and elegance, that critics feel put the American affluent society to shame. The European new towns and satellite communities are creating "environment" in a total sense that has hardly gone beyond the intellectual discussion stage in the United States.

The results are often spectacular to American eyes. Making quick comparisons, the success of over-all planning theory on a vast scale is greatest in Britain. But honors for the environment created, in human and esthetic terms, go to Scandinavia.

Just outside of Stockholm exceptionally attractive residential communities are rising along a sparkling, art-enriched new subway being extended as quickly as the towns are built. Public rapid transit is the basic premise on which expansion rests.

Features Widely Copied

Vallingby, nine miles from the center of the city, completed in 1958, has had the features of its trend-setting shopping center and pedestrian mall copied widely in Europe and the United States. Nearby Farsta is now repeating the successful formula.

Progressive, sophisticated experiments with high-rise housing currently under way at Nasbydal and Grinthorp, other Stockholm satellites, are a design revelation that makes United States failures in high-rise building, particularly in New York City, seem pathetically obvious.

In Finland the Helsinki skyline can be seen from Pihlajamaki, one of a series of new municipally designed and built suburban satellites that offer superior architecture in a superb natural setitng. The garden city of Tapiola, nearby, is a planner's pilgrimage point for its design quality, varied housing types and mixture of income and social levels.

In Britain it is now possible to study the dramatic effects of two decades of planned decentralization of sprawling cities. The results also demonstrate England's traditional dedication to the ideal of a low-density, bucolic, green "country-town" that grew out of the sooty 19th-century Dickensian industrial slums.

20 English Examples

Approximately 20 English new towns have been built on this pattern. The majority are disappointing, standardized manifestations of lower-middle-class tastes in both one-level sociological and one-style architectural terms.

The best and newest of the British products, the virgin Scottish town of Cumbernauld now well along 14 miles from Glasgow, reverses many of the accepted English town-planning principles for much greater densities and a remarkably high level of design sophistication.

These European new towns are of two types: the totally self-sufficient community that provides a supporting economic base as well as housing; and the satellite residential suburb tied to the center of a neighboring large city by efficient public transportation. Britain is emphasizing the former; Scandinavia prefers the latter.

Differences in the British and Scandinavian approach and results are grounded in differences in their problems. In London, for example, English planning policy is trying to decentralize a spread-out, conglomerate city of 8.2 million. Stockholm and Helsinki are concerned with expanding and unifying still manageable cities, the population of Greater Stockholm being 1.2 million and of Helsinki less than 500,000.

Government Took Over

All of these new communities exist because the European postwar housing shortage was exploited as a planning tool. Faced with the crisis created by wartime destruction and peacetime growth, the Governments of Britain and Western Europe took over.

Faced with nowhere to live, people went docilely to new towns and the only available housing.

In the United States the postwar housing shortage was also acute, but the solution was undertaken by free enterprise. Without coordinating controls, the result has been 20 years of suburban scatteration, chaotic land waste, multiplying regional problems and a shortage of middle-income accommodations that have finally led to public concern about the American environment, ending in a soul-searching conference on "natural beauty" at the White House level this year.

The European solution is based on total government control, a process traditionally offensive to the American sense of freedom, particularly in the economic sector. In country after country, careful questioning aimed at pinning down the reasons for superior plans and designs elicits the same basic answers. Government regulation and government financing have done the job.

In Europe land is scarce, housing is still short and the welfare state is a university accepted fact. Land is therefore considered a public concern and the environment is accepted as a public interest. Low-income and moderate-income housing is built as a top-priority need. Rents are often kept to artificially low levels. Both construction and rents are government subsidized. Financing is government regulated.

Builders Restricted

Speculation has been virtually outlawed in many places by restricting builders' profits and liberties. Britain is even considering a tax to end land speculation completely, since much free land already contains government-financed improvements in line with established national regional planning policy.

Regional planning has been a hard reality in Europe for a long time, in Sweden for as much as half a century. In the United States it has not yet passed beyond debate and paper proposals.

In Britain even the location of the industry on which the new towns are dependent is controlled through government licensing. Everywhere the powers for planning and building are explicitly legal and financial and design controls are rigid.

Seen on the spot, it becomes quite clear that the new and sometimes startlingly successful European housing and planning have grown out of a political, economic, sociological and cultural base that has no parallel in the United States. It is the product of a place, system and state of mind that are alien to the American way of life. Its lession are legion, but they can be weighed only against what American society can absorb and achieve.

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e New York Times Company

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as the official agency to do the bulk of the administrative job in New York.

Ever since the long and productive term of Herman E. Hilleboe as Commissioner, the State Health Department has been something of a model for other health agencies. It is appropriate that a vast yet sensitive Federal program of this sort be supervised locally by a state agency which because of its size and orientation can be fully attentive to public needs.

The State Health Department has taken several steps to prepare itself for the new assignment. Notably it has commissioned a study on hospital rates, fiscal reporting and medical auditing. Standards for patient care have been formulated and budget requests drafted to provide for inspection teams to insure that they are met. A trial program instituted in Rochester is being broadened to include Syracuse. There is ample evidence that the department recognizes the extent of its responsibility and plans to cope with it.

The broad new regulatory authority now vested by law in the State Health Department puts this state in an excellent position to set a nationwide example of competence and responsibility in Medicare administration. It is imperative that the program get off to a good start so that its total worth may not be obscured by relatively minor failures in the machinery. It may be helpful to delegate authority as a fiscal intermediary to some such experienced agency as Blue Cross; but the formula most likely to assure effective policing is one in which responsibility for strictly medical supervision is exercised by the state health authorities. If New York demonstrates the value of such an arrangement, it will be helping both the national program and its own elderly citizens.

A Seat for Taiwan

It now seems likely that Communist China can enter the United Nations next year if it chooses to do so. The big question that remains after the angry conclusion of the General Assembly's 1965 China debate is: Will it be possible to retain separate U.N. membership for the Chinese Nationalist Government on Taiwan?

If the United States expects to have any chance of preventing the total expulsion of the Chiang Kai-shek regime from the U.N., the word must be passed to member governments that Washington is ready to accept a "Two-China" solution, and in return ask for support for acceptance of Taiwan as an individual Assembly member.

Ten years ago it would have been easy to get U.N. majority agreement for "Two Chinas." It is true that both Peking and Taiwan have from the beginning rejected a "Two-China" solution. Irrespective of their official stand, both governments should have been confronted with it. If the alternative was total exclusion from the U.N., the Chiang Government probably would have preferred continued membership as representative of an indpendent Taiwan. For all its truculent talk, Peking might have been content to take over China's credentials, including a permanent Security Council seat, and let Taiwan hold separate membership.

Instead of trying this approach, successive Ameri-

Johnson: After Two Years

By WILLIAM V. SHANNON

President Johnson's successful stand against attempted price increases in the aluminum and copper industries has ended his first two years in office on a note of personal triumph. This was only natural since success has been his companion throughout his Presidency.

The legislative accomplishments of the past two years come close to, if they do not equal, the range, quantity and significance of Franklin D. Roosevelt's first New Deal program passed by the Congress of 1933-34 and of Woodrow Wilson's New Freedom of 1913-14. The Civil Rights Acts of 1964 and 1965 placed the struggle for racial equality on an entirely new juridical level. Medicare, the most important extention of the Social Security principle in thirty years, lifted a burden of anxiety from millions of older people. The education bill broke an impasse that had existed for a generation.

His Personal Role

Mr. Johnson has been helped by his party's unusually large majority in the House swollen by the anti-Goldwater vote of 1964, but no one familiar with the obstinate power blocs and quirky ways of Congress would underrate the importance of his personal leadership. His close knowledge of the legislation and the legislators, his unflagging devotion to the details of his work, and his extraordinary gift for personal persuasion have often been crucial in the writing of this record.

In the conduct of foreign affairs President Johnson feels less at ease, and here the record has been spotty. In relations with the Soviet Union, he has been an earnest, open-minded steward of the peace and a sincere seeker after disarmament. Although champion of a better life for the peoples of the underdeveloped countries, he has not in these first two years been willing to shoulder the political burden of asking for and fighting for an economic foreign aid program of the magnitude necessary to have any real positive impact.

Johnson has shown the ability to learn from experience. If his original intervention in the Dominican Republic was hasty and ill-advised, he has proved patient and flexible in cutting his losses.

The Shadow of Vietnam

But the ordeal of Vietnam has cast a pall over the two years. Having inherited a war the United States can probably not win in any clear-cut fashion, he has struggled to avoid defeat and, especially in these last six months, to extricate his country with honor. Although he was privately resentful last winter of public criticism of this country's stepped-up war effort in Vietnam, he did respond to that criticism. The United States is now at least and at last clearly on record in favor of unconditional negotiations for peace in Vietnam when the Communist North Vietnamese Government in Hanoi indicates a willingness to start them.

But what of the man himself? He deeply yearns to be loved by the American people, as was his own hero, Franklin Roosevelt, and his dashing predecessor, John Kennedy. Yet he remains an enigma to most of his countrymen. They respect him, trust in his abilities, and in many ways admire him. Everyone knows that here is no inconsiderable man.

But their admiration has a faintly grudging quality. Johnson is a victim of the ambiguous attitude that most Americans have toward politics and public men. They honor those in high office, but popular folklore demeans many of the skills and values that are essential to political success and effectiveness.

Johnson is a thoroughgoing politician with almost no other interests; he loves his craft and practices it all his waking moments. When fate thrust him into the Presidency, he immediately set to work to draw to himself all the powers of that great office. He has annexed those powers and exercised them with a relentless energy matched by few of his predecessors.

Mr. Johnson's absorption in power, however, slightly puzzles and puts off many whose hearts he would like to win. A considerable number of Americans feel more at ease with Presidents like Hoover and Eisenhower, who presented a personal

Letters to the Editor of The Time

Draft Evaders

To the Editor:

The attitudes of some draft-eligible men and the lengths to which they will go to elude their draft boards ("Students Facing the Draft Seek an Out." The Times, Nov. 15) appall me. To think that so many young men feel no sense of obligation to their country, in this time of war when Americans are dying daily, is actually frightening.

Many of them, according to the news article, claimed that their talents "would be misused" and that they would be abused; in other words, they are either too good or too delicate. Even Thomas W. Harrington Jr., head of the career counseling office at M. I. T., shared their feelings, saying that once one has completed an education at M. I. T., there are "a hell of a lot better ways to use their talent than carrying a rifle."

Many of us who have not been graduated from M. I. T. agree that there are probably better ways to use our talents than in carrying rifles. However, Mr. Harrington also seems to be saying that those who are fortunate enough to go to college should be exempt from the draft. He also seems to say, "Let the uneducated slobs—the dropouts, terminal students, etc. —do the fighting."

Willingness to Serve

As a 1959 graduate of Penn State with a commission as a second lieutenant in the Army, I, like many of my classmates, could have thought of numerous other ways to use my talents besides going into the service. And now as an active reservist

vate sector is the most efficient producer and that the province of the public authorities is regulation and enforcement, then we the public should be enjoying the ideal situation right now. We are indeed delivered into the hands of the private companies as captive consumers, but we should not have been delivered unprotected. Does not the ultimate responsibility rest with those who bought the power for us, our governing bodies?

GUSTAVE J. LAUMONT
New York, Nov. 16, 1965

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For New Approach to City's Problems

To The Editor:

When Election Day passes and it becomes necessary to act, we have to have a synthesis that balances, not a series of position papers.

In the area of general administration, what are the true manning requirements of the police, fire, sanitation and school systems? Is there too much supervision, too much "indirect"? Do we have fire houses where there are no fires?

Should policemen write parking tickets? Why have an independent police department in the Housing Authority? What made the Board of Education outgrow 110 Livingston Street? Are there better ways of collecting and disposing of waste and cleaning streets? Does the Housing and Redevelopment Board really need 700 employes?

Is there too much paper work? Why not trust civil servants with more responsibility? Is the city giving away valuable franchises? Are there leaks in the administration of tax programs? Can we find

F | Column

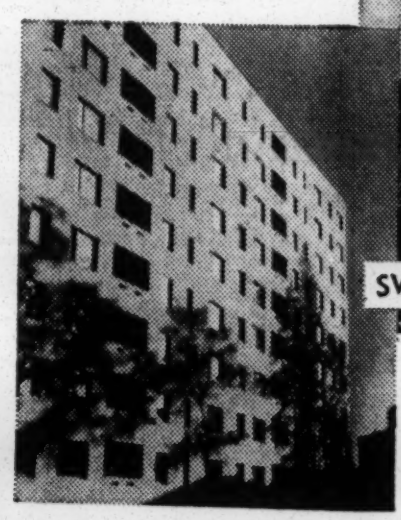
AY, NOVEMBER 22, 1965. The New York Times. MONDAY, NOVEMBER 22,

Western Europe Is Found to Lead U. S. in Community Planning

Cumbernauld, 14 miles from Glasgow, is a "new town" planned for population of 70,000. At top are terraced houses; in center, Y-plan houses. Pedestrian paths thread the town.

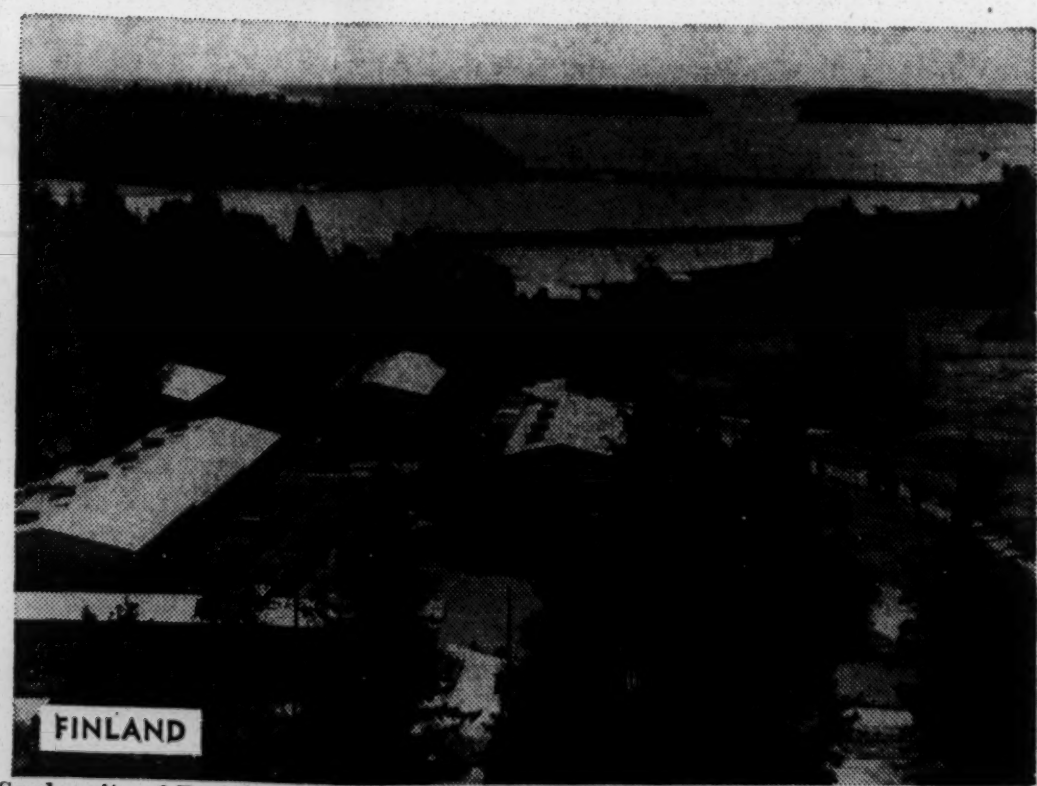
Government-built project of high-rise apartments on a Victorian estate near London has reinforced-concrete buildings of progressive design in a carefully preserved orchard.

Structure near Amsterdam is typical of large, slab apartment buildings going up beside traditional Dutch houses.



Above: Studio apartments near a lake, part of Stockholm's new satellite town of Vallingby.

Left: In "element" buildings, walls are prefabricated and are quickly assembled at the site.



Garden city of Tapiola: New houses sensitively sited in pine and birch woods near lake. This "new town" on outskirts of Helsinki is planned for an eventual population of 80,000.

Top Builders Impressed After Tour

By ADA LOUISE HUXTABLE

Twenty of the United States largest home builders, developers, investors and planners have just completed a tour of Britain, Scandinavia and Germany to assess what Western Europe has done to cope with the population explosion and postwar urban growth. In a whirlwind two weeks they absorbed the high spots of 20 years of European city planning and housing design.

Their concentrated dose of the best building Europe has to offer included complete new communities and the planned satellite towns around older cities that are the European answer to American suburban sprawl.

It ranged from the exalted theories and pedestrian results of some of the English "new towns" created since World War II to dramatic experiments with massive, prefabricated, high-rise housing in Scandinavia that make United States efforts seem dated and quaint.

The response of the American builders has been a stunned mixture of admiration and skepticism. Conceding that European community planning and housing are far ahead of American examples, they maintain ruefully that it can't happen here.

The visitors were men responsible for an impressive segment of the American landscape. They included representatives of enterprises like the 93,000-acre Irvine Ranch development in California and a community for 125,000 to be called Columbia, now in construction between Washington and Baltimore. Many of their suburban developments accommodate 40,000 to 60,000 residents, or approximately the same number of people housed in the European "new towns." But the resemblance ends right there.

The European "new town" is

Continued on Page 44, Column 4

Architecture: Tall Housing Rising in Europe

Urban Skyscraper Is Revolutionizing Way People Live

By ADA LOUISE HUXTABLE

The skyscraper, an American invention, is finding a new destiny in Europe. It is being used for housing, on a huge scale and in radical forms that are having a revolutionary effect on the landscape and the way people live.

These are not urban skyscrapers, as city dwellers know them. They are towers, or point blocks, as they are called in Europe, or slabs, reaching the length of a city block, from 9 to 20 stories high. Stark, bold, dramatic intruders on the pastoral scene, they rise from open land and green hills. They are the world of the future come to roost in a farmyard or a field.

Of all the new European developments in housing and planning just visited by a touring group of leading American builders. This is by far the most spectacular trend. The buildings seen, ranging from brutal to beautiful, were the most provocative stops on the trip.

The Danes, for example, are proceeding to make the same mistakes in their newest high-rise housing that the United States has made in the last 30 years. They are heading straight for the kind of overscaled, impersonal, psychologically destructive buildings that have contributed substantially to social problems in American cities But they are doing it with much more style.

Danes Put Up Huge Slabs

Gladsaxe, 15 miles from Copenhagen, is a sophisticated architectural version of 1984. In construction now by a private builder with planning approval from both Gladsaxe and Copenhagen, it consists of huge slabs in flat fields. Five 16-story slabs line up straight for a distance of 2,100 feet, each one 300 feet long. Two nine-story slabs are slightly offset. There will be 10 four-story slabs at right angles.

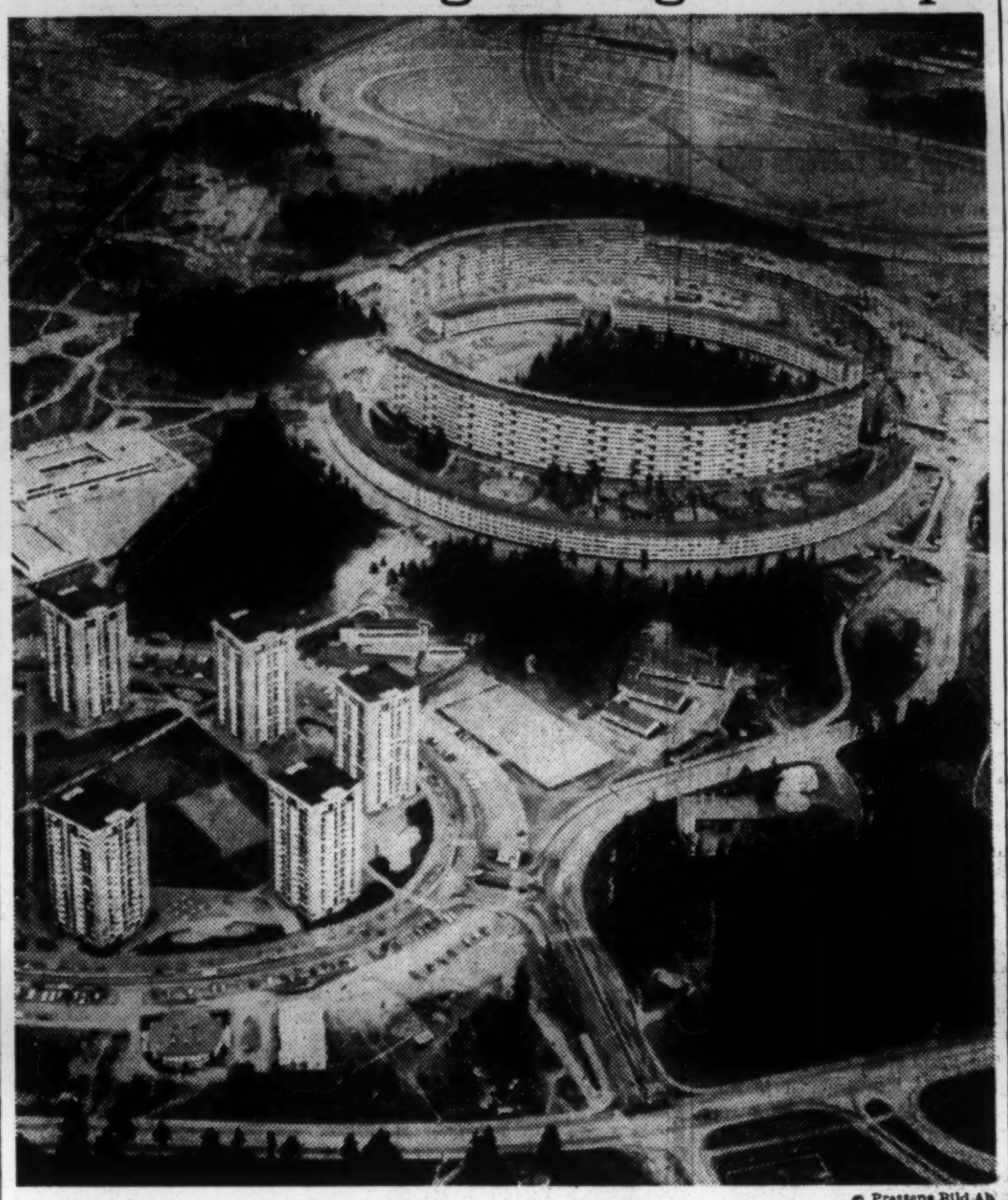
These slabs are aligned with formal, rigid, relentless horizontality. All in a row, they pack a tremendous dramatic impact. They also freeze the soul. In the architects' renderings, even the trees line up the same way.

They use the most advanced technology. These are prefabricated "element buildings" with wall and floor sections factory-made and site-assembled, erected at the rate of four flats a day. Man-hours on the site are reduced one-third over conventional methods. The geometric module design of the balconied facades makes smashing abstract patterns. They are a photogenic wonder.

Standing on the striking balconies and looking down their 300-foot length, the effect is not unlike jailblock promenades where prisoners take the air. Builders' economies have stripped bathrooms to house-of-detention austerity. In those buildings still under construction, there is already vandalism.

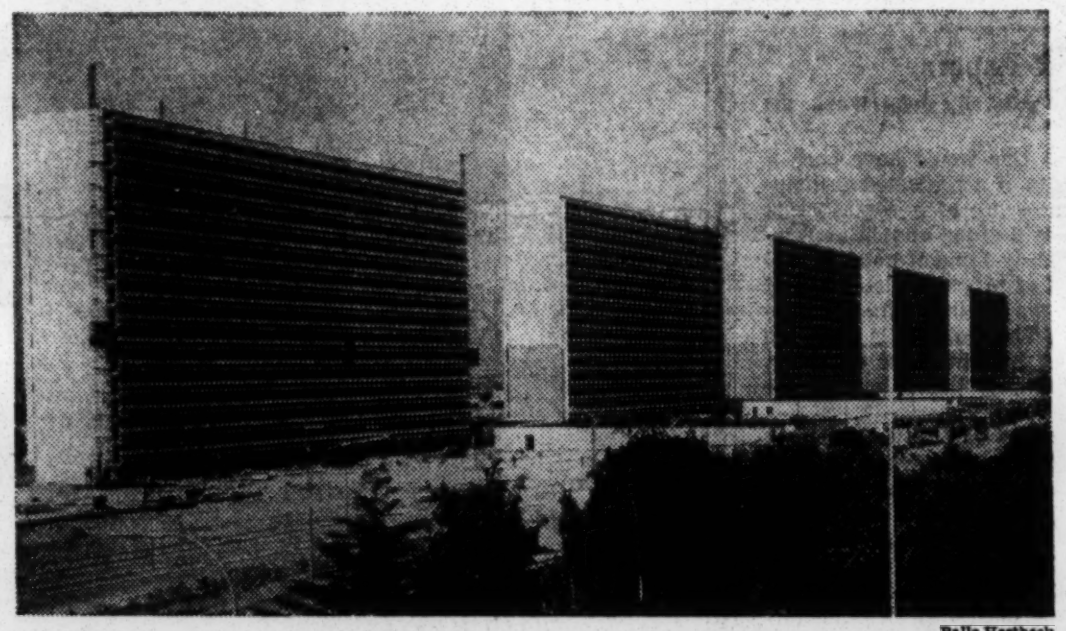
Gladsaxe succeeds in abstract esthetics and technology, but it fails in the human and sociological aspects of planning and design. It illustrates the danger point in large-scale housing, where architecture and the individual lose contact. People rebel, antisocially, against the inhuman, beautiful rendering or the inhuman, standardized product.

Somehow, the Finns know this. Finland has the happiest, most human housing in northern Europe. This is equally true of the new high-rise buildings, which they handle with gentle skill.



© Pressens Bild Ab

In Taby, a new suburb of Stockholm, distinctive apartment buildings are arranged in group of four curved structures, housing 5,000 people, and a group of eight towers for 3,000 people, three of which are shown at the lower left. A racetrack is behind open oval.



Palle Hestbech

At Gladsaxe, about 15 miles from Copenhagen, five 16-story slabs, each 300 feet long, extend in tandem. Buildings are of prefabricated parts, factory-made and site-assembled.

At Pihlajamaki, within sight of Helsinki, the towers are only nine stories high, but their verticality and modernity are uncompromising. The houses cap the hills and rocky outcroppings; their height emphasizes panoramic views of birches and pines.

Facing south, the facades are open, balconied and generously glassed. North facades are severe barriers, lit by vertical slit windows in service areas. These, too, are element buildings, of prefabricated parts.

In Sweden, the trend is also toward large-scale housing. Just beyond Stockholm's government-planned satellite towns, but still in the suburban area, are two striking examples: Nasbydal and Grinthorp, where 8,000 people live in 12 buildings.

Nasbydal and Grinthorp are part of a completely new community called Taby, which will be one-third the size of Stockholm on completion. It has a railroad now, and will have an extension of the subway by 1975.

On former farmland, literally across the railroad tracks, the world of tomorrow is here today —Nasbydal's eight towers stand in a circle like some skyscraper Stonehenge.

Grinthorp, just beyond, is even more startling. Five thousand people are housed in four curved buildings arranged in an open oval. The structures, open-ended crescents facing each other in high and low pairs, suggest an even more mystic arrangement than the towers. They are not more than 10 stories high, but they are a walled city block in length.

The implications of anonymity and standardization could be frightening here, but Grinthorp gives more the effect of a desirably tight-knit community than of regimented living. The distances between buildings are well calculated, close enough for a sense of contact, far enough apart for privacy and outlook.

The attractive design break-up of the continuous facades clearly indicates human scale and human activities. There are no long corridors in the long buildings. Small elevator halls open to pairs of apartments, light, airy and splendidly open to the view, that are the full width of the slab.

This kind of mammoth-scale housing can work well or it can be a disaster. The best European examples are prophetic exercises in advanced technology and contemporary living.

Fully Planned Town Opens in Virginia

By ADA LOUISE HUXTABLE
Special to The New York Times

RESTON, Va., Dec. 4—This new town, a totally planned community that has been hailed as a major breakthrough in suburban building, opened officially today with ceremonies in its newly completed village center.

Bells rang, the National Ballet danced and Stephen Spender recited an original poem composed for the occasion in an all-day dedicatory "salute to the arts." August Heckscher, former cultural adviser to the White House, in his opening address, called the town "a brave and deliberate design to create a community out of whole cloth."

In this case, the whole cloth was the dream of a real estate developer, Robert E. Simon Jr., an unusual collaboration between a developer with ideas and a county with growth problems, 6,800 acres of gently rolling, wooded Virginia land and $30 million of hard-found cash.

Mr. Simon's dream was for a coordinated, creatively designed community that would start with over-all planning of landscape, recreation, culture, commerce and industry as well as housing, conceived as a distinctive, total environment. At a time when the American landscape is being plowed under at the rate of one million acres a year, his efforts are being recognized by critics of conventional suburbia as the American answer to the European planned new towns.

The result unveiled today is one of the most striking communities in the country. High

Continued on Page 85, Column 1

The Totally Planned Community of Reston, Va., Is Dedicated With 'Salute to Arts'

TOWN IS CALLED 'A BRAVE DESIGN'

Heckscher Notes It Was the Dream of One Developer—Striking Features Seen

Continued From Page 1, Col. 4

and low buildings, commercial and residential construction — all traditionally rigorously separated in suburban zoning—share the land. Seventy per cent of the homes are town houses, 15 per cent are detached, single family houses, and 15 per cent are apartments.

Modern, clustered buildings are grouped closely around a man-made lake and pedestrian plaza. A jet d'eau, or fountain spray spurts 50 feet high in the lake. Reston—the name is taken from letters in Mr. Simon's name—looks like an attractive cross between an updated Georgetown and an Italian harbor town like Portofino.

The village center, on an inlet of the lake, consists of row houses of dramatically modern design in soft beige brick, focusing on a 15-story apartment tower at the water's edge. A crescent-shaped plaza is walled by curving shops and stores with more apartments above. Playgrounds, promenades and sculpture are all part of the scheme. The atmosphere, densities and style are sophisticated and almost urban.

Pastel-Painted Brick

Just beyond the dense core, simple, modern town houses in pastel-painted brick with strong suggestions of the Colonial tradition are clustered along the lakefront. Three other close-knit groups, separated by wooded spaces, are of marked contemporary design, piled up like intriguing Tinker toys. All houses are sensitively contoured to the well-preserved land, and architectural standards, in professional opinions, are extraordinarily high.

Beyond the clusters, the houses thin out to more conventional suburban patterns and styles, where they are built by private owners on the town's own site plan.

Whittlesey & Conklin, New York architects, are responsible for the plan of the town and are also the designers of the village center. There are 47 town houses and 113 apartments in the center. In the one month that they have been on the market, five houses have been sold and 30 apartments rented.

Two Washington architects, Mrs. Chloethiel Woodard Smith and Charles Goodman, have done, respectively, the more traditional version and the more extreme type of clusters, which have been completed for several months. Of 90 houses of each type, 65 of the more conservative and 28 of the more radical design have been sold.

Prices range from $23,000, all sold, to $45,700 for cluster houses; any amount may be spent by an individual in building a home on his own lot. A new cluster group under construction now will start at $18,000. Apartment rentals range from $125 a month for efficiency studios to a start of $195 for two-bedroom, two-bath units. More than 250 lots have been sold for more than 100 houses under private construction.

For the purchase price, the new Reston resident acquires more than four walls, a yard and gadgets. With membership in homeowner associations, he also has the use of lakes, golf courses, bridle paths, hiking trails and bath and tennis clubs as well as open land, playgrounds and plazas and the pleasures of landscaping and sculpture.

In cluster developments with common land, he shares ownership and responsibility for the community features. He has bought a piece of a community, rather than just a house.

There are already about 400 residents in Reston, either in the town-built clusters or in the more conventional, privately built homes. These pioneers are part of a future population of 10,000 to 12,000 for the first of seven villages, which will add up to a new town of at least 75,000 people.

Privately Sponsored

About 10 per cent of the present families live and work in Reston, in one of four light industries, including electronics and research companies, already there. Seven more companies have contracted for space in the industrial zone, which is expected to give a financial base to the community to keep it from becoming just another dormitory town. Approximately 14 per cent of the land has been set aside for plants and Government organizations.

Costs of the first village, including total land purchase and initial planning for the whole town, are $30 million. Eventual costs are estimated at up to $1 billion.

Unlike European new towns, where Government financing and control eases their development, Reston is a completely privately sponsored undertaking. Bringing it into existence has been a step-by-step ground-breaking struggle for acceptance and money.

There were several factors in its immediate favor. Economically and sociologically, the site in Fairfax County was right, since it was in the direct line of Washington expansion and had been pinpointed for planned community development in Washington's Year 2000 study.

The land was in single ownership and could therefore be acquired and dealt with as a coordinated, long-range package. Local planners recognized their country growth problems and were ready for a design breakthrough.

Reston's unconventional plan ignored all the suburban building rules. Zoning had to be changed to permit mixtures of commerce and housing and high and low buildings, tightly clustered at high densities with open land between. Both the new zoning and the unconventional plan had to be sold locally.

Changes were completed in 1962, without any of the mutilating compromises in design that customarily result from political dealings. County planning and Reston planning are now inseparable. Reston gave free school sites; the county moved in with branch libraries and services.

Financing Difficult

Financing was virtually unavailable. There was no help to be had from either public or private sources, since Government agencies were not interested in anything except more conventional housing, preferably at lower income levels, and business sources lacked the sophisticated recognition of the value of a whole community as a real estate investment. Reston was turned down by more than 70 corporate and lending institutions.

One well known lending source submitted a list of "deviations from the norm" that would have to be abandoned. These were all of the town's most progressive and distinctive features. Mr. Simon could have had his backing any time he was willing to give up his dream by breaking down his innovations into conventional investment patterns.

Two years ago, there were two attaché cases packed and waiting in the Simon home. One was the "go ahead" for Reston; the other contained dismissals for his staff. A substantial loan from Gulf Oil, which was looking for a new, open investment opportunity, came at the critical moment and made Reston a reality. Other loans have followed.

Profit on Rentals

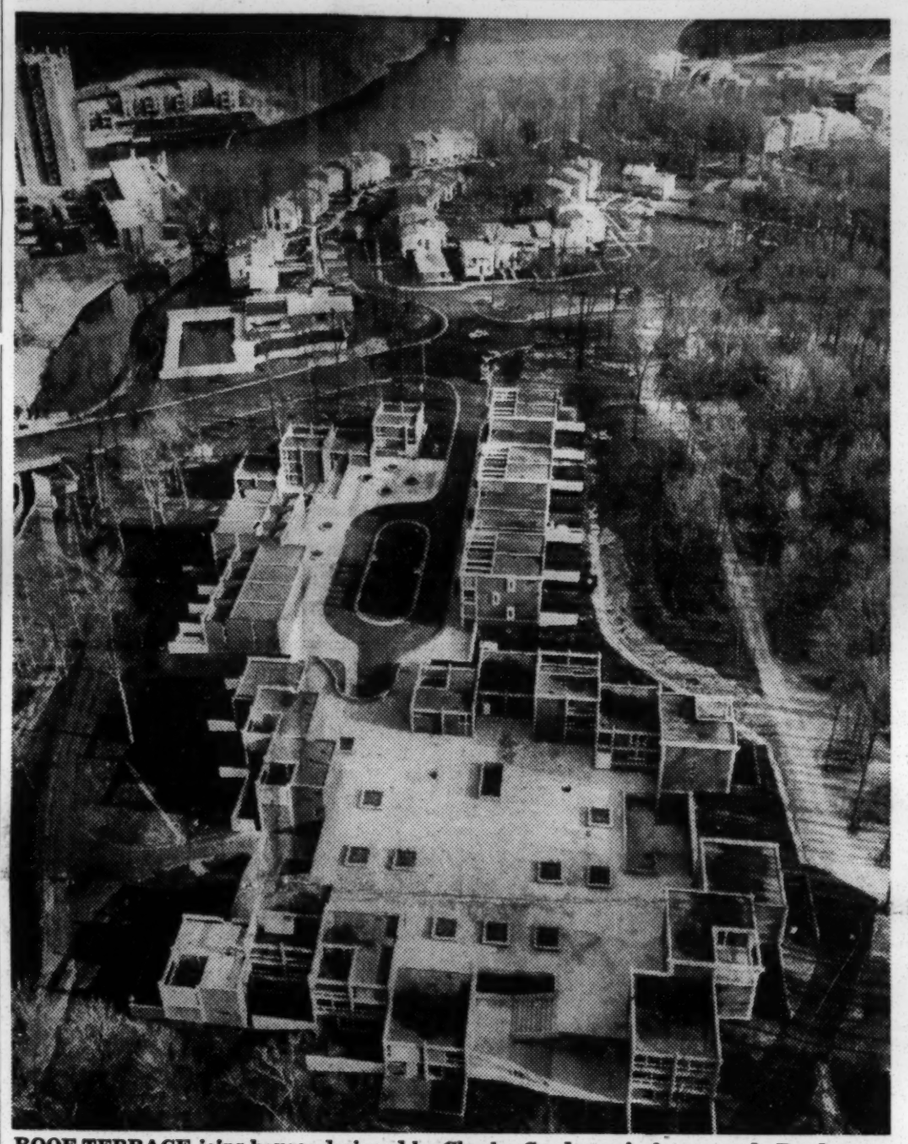
Expenses, including social planning, community relations, over-all design and working with the county, have run considerably higher than for ordinary subdivisions. Mr. Simon expects to make his profit not just on sales, but on increased land values, particularly in high density areas, and in the operation of rental properties.

Reston makes no claim to solving all the serious problems of the suburban environment. Critics are already attacking its lack of lower income housing, token integration and upper-middle-class orientation.

What Reston set out to do, however, even the critics concede has been done successfully. Its objectives were a better life and a superior suburban pattern through an improved metropolitan structure, to be achieved by design in the largest sense. The housing business has not been concerned with these values and Government is primarily interested in housing's welfare aspects. Reston has had to shatter precedents to make its plan work.

Incidentally, it could be built only as a response to the commercial housing market as it exists today in Fairfax County. As the community grows and industry brings more varied social and income groups, the housing pattern is expected to broaden.

"Don't judge us just by the first village," Mr. Simon says. 'We will provide every necessary kind of home in Reston for everyone who will be working here."



ROOF TERRACE joins houses designed by Charles Goodman, in foreground. Road passes under some buildings, as ground level changes. Part of village center is at upper left.

The New York Times (by George Tames)

LAKESIDE CLUSTER of homes was designed by Clothiel Woodard Smith. Residents of the planned and varied community have the use of boating, golfing and other areas.

The New York Times Dec. 5, 1965

TOTAL PLANNING: Site of town near Washington

DON'T MISS IT SUNDAY IN

The New York Times

Educators Vie for Control of Jersey State Colleges

By RONALD SULLIVAN

Special to The New York Times

TRENTON, Dec. 4 — New Jersey educators are locked in an abrasive struggle for control of public higher education at a time when the state hopes to begin the most ambitious college expansion program in its history.

The conflict has largely remained a private struggle despite repeated attempts by Gov. Richard J. Hughes to let the public in on it.

The opposing forces fall roughly into two groups although there is considerable overlapping and divided loyalties. On one side is what has become known as the state's educational "establishment" — the State Department of Education and the New Jersey Education Association, one of the most powerful state teacher organizations in the nation.

Both the department and the association are led by educators whose primary commitment is to elementary and secondary public school education. The department oversees higher education and is intent on maintaining the status quo.

On the other side are Rutgers, which is the state university, and a wide grouping of university people determined to wrest control of higher education from the establishment.

Man In The Middle

The men from the university insist that higher education is a world apart from elementary and secondary teaching. They believe that an ability to teach a child his ABC's does not qualify a teacher to become involved in the administration of the sophisticated, adult world of the colleges.

But the department replies that education is a continuing thing, that it can't be broken in two, and that teachers can hire professors to advise them if need be.

Along with this fundamental, philosophical clash, there are

gers became the official state university in 1956.

There are six state colleges that began as normal schools. These institutions have been primarily responsible for supplying the state with teachers for its public schools. In fact, to be admitted to one, a student has had to pledge to become a teacher in New Jersey.

However, the Department of Education announced last week that a small, select number of freshmen be admitted next fall without taking the pledge.

The rivalry between the opposing forces has existed for many years but it began to reach a critical stage late last year when a committee of leading college educators recommended broad expansion and reorganization of public higher education in New Jersey.

The committee called for the creation of a statewide Council on Higher Education, responsible directly to the Governor and warned the state that it was headed for "serious trouble" in its social and economic life if it did not act quickly.

The group portrayed the administration of higher education as "gravely inadequate" and described the six state-supported colleges as "badly undernourished." It said it was "unrealistic" to entrust the supervision of higher education to the Department of Education.

The committee was appointed by Mr. Hughes in 1963 to make a broad study of the crisis in higher education in New Jersey. He named Carroll V. Newsome, vice president of Prentice-Hall, Inc., and former president of New York University, as its chairman.

Other members were Mrs. Millicent C. McIntosh, former president of Barnard College, and James A. Perkins, president of Cornell University.

Critical on Structure

They were highly critical of the fact that over-all supervision of public higher education

As an example, one leading school superintendent described one of the more widespread undercover practices in kindergarten classes in many school districts.

He called it "bootleg reading," a clandestine attempt by elementary educators to circumvent a prohibition by the Department of Education against the teaching of reading before the first grade.

For a school district to qualify for state aid for kindergarten education, the district supervisor must sign a form certifying that children are not being taught to read.

School superintendents sign the form but still continue to teach reading in kindergarten classes.

"If I didn't," asked one superintendent, "how long do you think this community would let me keep my job?"

Asked why the state did not encourage reading in kindergarten, he replied that one reason was that first-grade teachers would have to change their methods of dealing with children who already know how to read and that this would require a revamping of teacher-training in the state colleges.

Dr. Raubinger, in an interview this week, denied that his department discouraged attempts to teach children to read in kindergarten. He said he was not aware that superintendents had to certify that they did not.

Unaware of Controversy

Dr. Raubinger, a courtly, soft-spoken educator said he was completely unaware of any controversy involving his department. He also said he could not understand the demand that his department give up control of higher education.

He said that there was a Division of Higher Education within his department and that it was capable of handling responsibility in this area.

However, critics of the division say that it has yet to produce a master plan for higher education, that its head, Earl E. Mosier, has admitted privately that he has no "expertise" in the field.

Across the street from the education building in Trenton are the ultramodern facilities of the New Jersey Education Association. The proximity is no accident.

The head of the association is Dr. Frederick L. Hipp, who is regarded as an extremely competent and powerful educational figure in the state. His organization is one of the most influential lobbies in state government.

Dr. Hipp said the other day that he and Dr. Raubinger worked very closely in developing education in the state. But there are increasing signs of a move by Dr. Hipp away from this close association.

For instance, Dr. Raubinger and the Board of Education are firmly opposed to the creation of a new body or administration that would assume responsibility for the direction of the state colleges. And in this, Dr. Hipp has concurred in the past.

But Dr. Hipp says he is now ready to "open the door to the possible establishment of a new board to administer the state colleges." He also says he is not opposed to giving the colleges fiscal independence, freeing them from budgetary control by the Department of Education.

If the struggle between the establishment and the university educators could be polarized into two personalities, the conflict would pit Dr. Raubinger against Dr. Mason W. Gross, president of Rutgers University.

Aside from their philosophical hostility, the two major sources of friction between them are faculty salaries at Rutgers and the budgetary power over the university held directly by the State Board of Education and, indirectly, by Dr. Raubinger.

Salaries Not Competitive

Dr. Gross says that the university's graduate program in mathematics may have to terminate next year because Rutgers cannot pay competitive salaries to its faculty.

According to the American Association of University Professors, the average salaries paid at Rutgers are several thousand dollars below the average salaries at comparable state universities.

For example, the top salary last April at the University of Massachusetts for full professors on a academiv year was 21,400 compared with 16,327 at Rutgers. Higher calaries for a select group of full professors at Rutgers were recently approved, but there are no funds to implement them.

Dr. Gross believes that the Board of Education should no longer have the power to review the development of university departments or the institution's annual budget.

The Newsome Report recommended that Rutgers be allowed to submit its budget directly to the Governor, sidestepping the board and Dr. Raubinger's department.

Under the chairmanship of Dr. Robert F. Goheen, president of Princeton University, a Citizens Committee for Higher Education in New Jersey has been formed.

The committee, which is made up of leaders from all segments of the state, addressed itself in its "statement of purpose" to the improvement of the "quality" and "quantity" of public higher education in the state.

Governor Hughes had hoped that the committee's work, along with the Newsome recommendations, would provide a basis for debating and possibly resolving the current controversy.

The committee will meet for the first time next weekend in Princeton to weigh recommendations now being drafted for its consideration. Many observers feel it will confine its discussions to "quantity," rather than an examination of "quality."

Shastri Accepts Bid to See Pakistani Chief in Tashkent

MOSCOW, Dec. 4 (Reuters) —Prime Minister Lal Bahadur Shastri of India formerly accepted today the Soviet invitation to meet President Mohammad Ayub Khan of Pakistan in Tashkent in Soviet Central Asia, informed sources said. Pakistan accepted the invitation earlier.

Mr. Shastri told the Soviet Government through the Indian Ambassador here that he was willing to meet the Pakistani President early in January.

NEW DELHI, Dec. 4 (UPI) —Prime Minister Shastri told a visiting American Congressional delegation tonight the climate was "not good" for his forthcoming talks in Tashkent with Field Marshal Ayub. But he said he hoped the meeting would pave the way for better relations between India and Pakistain.

The Draft Form Is Right But Recipient's Is Wrong

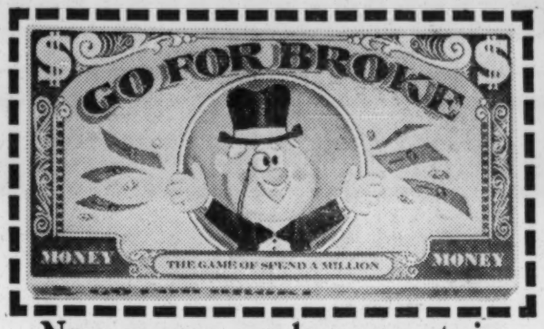
BELLEVILLE, N. J., Dec. 4— (AP)—A 20-year-old Newark Rutgers College student received an official-looking document yesterday from a Newark draft board asking a lot of questions that the student does not intend to answer.

The questions on the form— one of the Selective Service's standard questionnaires — include whether the student is registered with the draft and what branch of service the student prefers.

But to Enrica Gaetano of 180 Union Avenue, Belleville, it's a waste of time—she's a girl.

If she weren't, Enrica says, she'd probably go willingly. Miss Gaetano, who was born in Rome, became an American citizen two years ago.

The error was apparently in a list furnished the draft board that listed her as Enrico rather than Enrica, a common mistake she says.



Now money can buy poverty in

GO FOR BROKE.™

The new family board game where losers win. Losers win?

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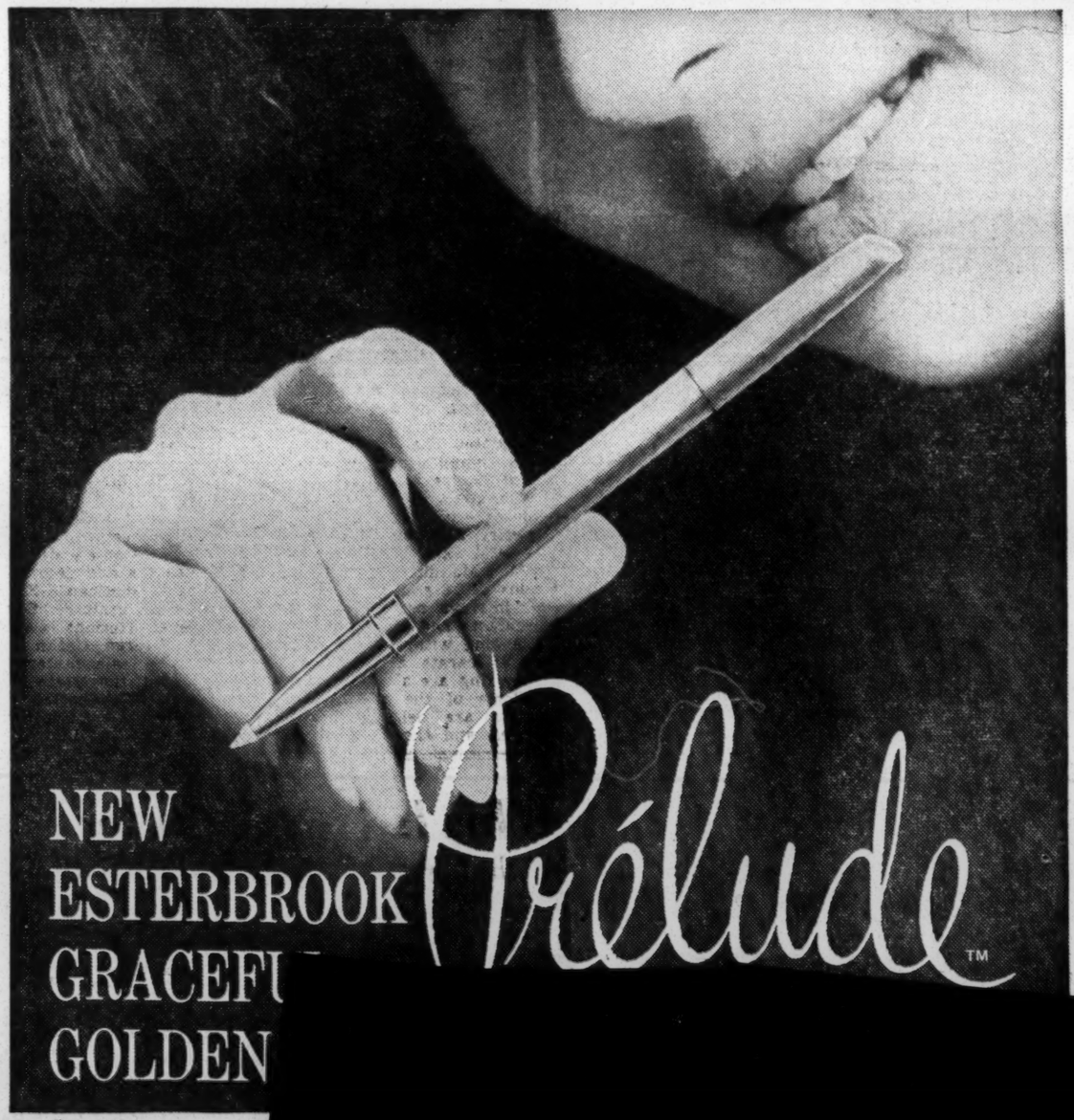

Esterbrook took the fun of
in color—and designed it in
golden jewelry

Here's Text of State of Union Speech

WASHINGTON (AP) — Following is the text of President Johnson's State of the Union message:

I come before you to report on the State of the Union for the third time.

I come to thank you, and to add my tribute, once more, to the nation's gratitude. For this Congress has already reserved for itself an honored chapter in the history of America.

Our nation is now engaged in a brutal and bitter conflict in Viet Nam. Later tonight I want to discuss that struggle with you. It must be at the center of our concerns.

But we will not permit those who fire on us in Viet Nam to win a victory over the desires and intentions of the American people. This nation is mighty enough—its society healthy enough—its people strong enough—to pursue our goals in the rest of the world while building a Great Society at home.

War on Poverty

That is what I have come to ask you.

1. To provide the resources to carry forward, with full vigor, the great health and education programs enacted last year.

2. To provide the funds to prosecute with vigor and determination our war on poverty.

3. To give a new and daring direction to our foreign aid program, designed to make a maximum attack on hunger, disease and ignorance in those countries determined to help themselves—and to help those nations trying to control population growth.

4. To make it possible to expand trade between the United States and Eastern Europe and the Soviet Union.

5. To rebuild completely—on a scale never before attempted—entire central and slum areas of several of our cities.

6. To attack the wasteful and degrading poisoning of our rivers, and, as to the cornerstone of this effort, clean completely entire large river basins.

7. To meet the growing menace of crime in the streets—by building up local law enforcement—and by revitalizing the entire federal system from prevention to probation.

dance unmatched on this globe—bring the most urgent decencies of life to all Americans.

There are men who cry out: We must sacrifice. Let us rather ask them: Whom will they sacrifice? Will they sacrifice the children who seek learning—the sick who need care—the families who dwell in squalor now brightened by the hope of home? Will they sacrifice opportunity for the distressed—the beauty of our land—the hope of our poor?

Time may require further sacrifices. If so, we will make them.

But we will not heed those who wring it from the hopes of the unfortunate in a land of plenty.

Keep Great Society

I believe we can continue the Great Society while we fight in Viet Nam. But if some do not believe this, then, in the name of justice, let them call for the contribution of those who live in the fullness of our blessing, rather than strip it from the hands of those in need.

And let no one think the unfortunate and oppressed of this land sit stifled and alone in their hope. Hundreds of their servants and protectors sit before me now in this great chamber.

Three roads converge on the Great Society:

—Growth in the economic health and abundance of our country.

—Justice, to permit all our people to share the freedom and opportunity of America.

—Liberation of our genius and abundance to enrich the quality of our lives.

First is growth—the national prosperity, which supports the well-being of our people and provides the tools of progress.

I can report to you what you have seen for yourselves in almost every city and countryside. This nation is flourishing.

Workers are making more money than ever—with after-tax income in the past five years up 33 per cent and in the last year alone up 8 per cent.

More people are working than ever—an increase last year of 2½ million jobs.

Corporations have greater after-tax earnings than ever—up 65 per cent and more over the past five years and last year alone a rise of 20 per cent.

Associated Press Wirephoto

PRESIDENT JOHNSON GIVES HIS STATE OF THE UNION MESSAGE
In House of Representatives; Behind President (L-R) John McCormack and Carl Hayden

For that other nation within a nation — the poor — whose distress has now captured the conscience of America, I will ask the Congress not only to continue, but to speed up the war on poverty.

For those who live on farms and in rural America, we must plan for the future through the establishment of several new community development districts, improved education through the use of Teacher Corps teams, and better health measures, physical examinations, and adequate and available medical resources.

Repeal of 14B

For those who labor, I propose to improve unemployment insurance, to expand minimum wage benefits, and — by the repeal of Section 14B of the Taft-Hartley Act — to make the labor laws in all our states equal to the laws of the 31 states which do not have the right-to-work measures.

And I also intend to ask the Congress to consider measures which without improperly invading state and local authority, will enable us effectively to deal

sary to make the waters of entire river systems clean—and a source of pleasure and beauty for our people.

To attack and overcome growing crime and lawlessness we must have a stepped-up program to help modernize and strengthen local police forces.

Our people have a right to feel secure in their homes and on their streets. That right must be secured.

Nor can we fail to arrest the destruction of life and property on hour highways.

I will propose the Highway Safety Act of 1966 to seek an end to the destruction on our highways which already kills 135 Americans every day—cripples and injures three million each year—and which threatens to destroy $80 to $90 billion in property over the next 10 years.

Protect Consumer

We must also act to prevent the deception of the American consumer—requiring all packages to state clearly and truthfully their contents—all interest and credit charges to be fully revealed—and keeping harmful

of their skill and wisdom.

Today, too, the work of government is far more complex than in our early years, requiring more time to learn and master the technical tasks of legislation. And a longer term will serve to attract more men of the highest quality to political life. The nation, the principle of democracy, and each congressional district, will be better served by a four-year term. And I urge your swift action.

Viet Nam Peril

Tonight the cup of peril is full in Viet Nam.

That conflict is not an isolated episode, but another great event in the policy we have followed with strong consistency since World War II.

The touchstone of that policy is the interest of the United States — the welfare and freedom of its people. But nations sink when they see that interest through a narrow glass.

In a world grown small and dangerous, pursuit of narrow aims could bring decay and even disaster.

An America mighty beyond

ganizations of developing continents, and the supreme association — the United Nations.

We will work to strengthen our economic cooperation — to reduce barriers to trade — and to improve international finance.

A fourth enduring strand of policy has been to help improve the life of man.

From the Marshall Plan, to this moment; that policy has rested on the claims of compassion—and the certain knowledge that only a people advancing in expectation will build secure and peaceful ends.

This year I propose major new directions in our program of foreign assistance to help those countries who help themselves.

War on Hunger

We will:

—Conduct a worldwide attack on the problems of hunger, disease, and ignorance.

—Place the maximum skill and resources of America—in farming and in fertilizers—at the service of those countries committed to developing a modern agriculture.

—And those who educate the young in other lands, and give children in other continents the same head start we are trying to give our own. To advance these ends I will propose the International Education Act of 1966.

I will also propose the International Health Act of 1966:

—To strike at disease by a new effort to bring modern skills and knowledge to the uncared-for suffering of the world—and by wiping out smallpox, malaria, and controlling yellow fever over most of the world in this decade.

—To help countries trying to control population growth, by increaasing our research — and by earmarking funds to help their efforts.

—In the next year we propose to dedicate $1 billion to these efforts — and we call on all who have the means to join this work.

The fifth, and most important principle of our foreign policy is support of national independence — the right of each people to govern themselves — and shape their own institutions.

For a peaceful world order will be possible only when each country walks the way it has chosen for itself.

plies have moved from north to south in a swelling stream — swallowing the remnants of revolution in aggression.

As the assault mounted, our choice gradually became clear. We could leave, abandoning South Viet Nam to its attackers and to certain conquest — or we could stay and fight beside the people of South Viet Nam.

We stayed.

We Will Stay

And we will stay until aggression has stopped.

We will stay because a just nation cannot leave to the cruelties of its enemies a people who have staked their lives and independence on our solemn pledge — a pledge which has grown through the commitments of three American presidents.

We will stay because in Asia — and around the world — are countries whose course of independence rests, in large measure, on confidence in American protection. To yield to force in Viet Nam would weaken that confidence, undermine the independence of many lands, and whet the appetite of the aggressor. We would have to fight in one land, and then another — or abandon much of Asia to the domination of Communists.

And we do not intend to abandon Asia to conquest.

Last year the nature of the war in Viet Nam changed again. Swiftly increasing numbers of armed men from the North crossed the border to join forces already in the South. Attack and terror increased, spurred and encouraged by the belief the United States lacked the will to continue and that victory was near.

Despite our desire to limit conflict, it was necessary to act: to hold back the mounting aggression — to give courage to the people of the South — and to make our firmness clear to the North. Thus we began limited air action against military targets in North Viet Nam — and increased our fighting force to its present strength of 190,000 men.

These moves have not ended the aggression but they have prevented its success. The armies of the enemy have been put out of reach by the skill and bravery of Americans and their

have asked—and hoped—and waited for a response.

So far we have received no response to prove either success or failure.

We have carried our quest for peace to many nations and peoples because we share this planet with others whose future, in large measure, it is tied to our action, and whose counsel is necessary to our own hopes.

We have found understanding and support. And we know they wait with us tonight for a response that can lead to peace.

I wish tonight I could give you a blueprint for the course of this conflict over the coming months, but we cannot know what the future may require. We may have to face long, hard combat or a long, hard conference, or even both at once.

Until peace comes, or if it does not come, our course is clear. We will act as we must to help protect the independence of the valiant people of South Viet Nam. We will strive to limit conflict, for we wish neither increased destruction nor increased danger.

But we will give our fighting men what they must have: every gun, every dollar, and every decision—whatever the cost and whatever the challenge.

And we will continue to help the people of South Viet Nam care for those ravaged by battle, create progress in the villages, and carry forward the healing hopes of peace as best they can amidst the uncertain terrors of war.

Let me be absolutely clear: the days may become months, and the months may become years, but we will stay as long as aggression commands to battle.

There may be some who do not want peace—whose ambitions stretch so far that war in Viet Nam is but a welcome and convenient episode in an immense design to subdue history to their will. But for others it must now be clear the choice is not between peace and victory. It lies between peace and the ravages of a conflict from which they can only lose.

The people of Viet Nam, North and South, seek the same things: the shared needs of man, the needs for food and shelter and education—the chance to build and work and

programs enacted last year.

2. To provide the funds to prosecute with vigor and determination our war on poverty.

3. To give a new and daring direction to our foreign aid program, designed to make a maximum attack on hunger, disease and ignorance in those countries determined to help themselves—and to help those nations trying to control population growth.

4. To make it possible to expand trade between the United States and Eastern Europe and the Soviet Union.

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6. To attack the wasteful and degrading poisoning of our rivers, and, as to the cornerstone of this effort, clean completely entire large river basins.

7. To meet the growing menace of crime in the streets—by building up local law enforcement—and by revitalizing the entire federal system from prevention to probation.

Insure Equal Justice

8. To take additional steps to ensure equal justice to all our people—by effectively enforcing nondiscrimination in federal and state jury selection—by making it a serious federal crime to obstruct public and private efforts to secure civil rights—and by outlawing discrimination in the sale and rental of housing.

9. To help me modernize and streamline the federal government by creating a new Cabinet level department of transportation and reorganizing several existing agencies. In turn, I will restructure our Civil Service system in the top grades so that men and women can be easily assigned to jobs where they are most needed, and ability will be both required and rewarded.

10. To make it possible for members of the House of Representatives to work more effectively in the service of the nation through a constitutional amendment extending the term of a congressman to four years, concurrent with that of the President.

Because of Viet Nam we cannot do all we should, or all we would like to do.

We will ruthlessly attack waste and inefficiency. We will make sure every dollar is spent with the thrift and common sense which recognizes how hard the taxpayer worked to earn it.

And we will continue to meet needs of our people.

Wealth Soaring

Last year alone the wealth we produced increased $47 billion; and it will soar again this year to a total over $720 billion.

Because our economic policies have produced rising revenues—if you approve every program I recommend—our total deficit will be one of the lowest in many years—only $1.8 billion. Total spending in the administrative budget will be $112.8 billion. Revenues will be $111 billion.

On a cash basis—which is the way you and I keep our family budget—the federal budget will show a surplus this year. That is to say, if we include all the money your government will take in and spend, your government will collect one half-billion dollars more than it will spend in fiscal year 1967.

I do not come here tonight to ask for pleasant luxuries and idle pleasures. I am here to recommend that you—the representatives of the richest nation on earth—the elected servants of a people who live in abun-

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More people are working than ever—an increase last year of 2½ million jobs.

Corporations have greater after-tax earnings than ever—up 65 per cent and more over the past five years and last year alone a rise of 20 per cent.

And average farm income is higher than ever—up 40 per cent over the past five years and last year up 22 per cent.

Wipe Out Deficit

I was informed this afternoon by the secretary of the Treasury that his preliminary estimate indicates our balance of payments deficit has been reduced from $2.8 billion in 1964 to $1.3 billion, or less, in 1965. This achievement has been made possible by the patriotic and voluntary cooperation of businessmen and bankers working with your government.

We must now work together with increased urgency to wipe out the balance of payments deficit altogether.

As our economy surges toward new heights we must increase our vigilance against the inflation which raises the cost of living and lowers the savings of every family. To prevent inflation it is essential that both labor and business exercise price and wage restraint.

I believe it desirable, because of increased military expenditures, that you temporarily restore the automobile and certain telephone excise tax reductions made effective only 12 days ago.

Without raising taxes — or even increasing the total tax bill paid — we should

— Improve our withholding system so that Americans can more realistically pay as they go;

— Speed up the collection of corporate taxes;

We should also make other simplifications of the tax structure.

I hope these measures will be adequate. But if the necessities of Viet Nam require it, I will not hesitate to return to the Congress for additional appropriations and additional revenues.

The second road is justice. Simply defined, justice means a man's hope should not be limited by the color of his skin.

I propose:

— Legislation to establish unavoidable requirements for nondiscriminatory jury selection in federal and state courts — and to give the attorney general the power necessary to enforce those requirements.

— Legislation to strengthen authority of federal courts to try those who murder, attack, or intimidate either civil rights workers or others exercising their constitutional rights — and to increase penalties to a level equal to the nature of the crime.

— Legislation, resting on the fullest constitutional authority of the federal government, to prohibit racial discrimination in the sale or rental of housing.

tress has now captured the conscience of America, I will ask the Congress not only to continue, but to speed up the war on poverty.

For those who live on farms and in rural America, we must plan for the future through the establishment of several new community development districts, improved education through the use of Teacher Corps teams, and better health measures, physical examinations, and adequate and available medical resources.

Repeal of 14B

For those who labor, I propose to improve unemployment insurance, to expand minimum wage benefits, and — by the repeal of Section 14B of the Taft-Hartley Act — to make the labor laws in all our states equal to the laws of the 31 states which do not have the right-to-work measures.

And I also intend to ask the Congress to consider measures which without improperly invading state and local authority, will enable us effectively to deal with strikes which threaten irreparable damage to the national interest.

The third path is the path of liberation. It is to use our success for the fulfillment of our lives. A great nation is one which breeds a great people. A great people flower not from wealth and power, but from a society which spurs them to the fullness of their genius. That alone is a Great Society.

Yet, slowly, painfully — on the edge of victory — has come the knowledge that shared prosperity is not enough. In the midst of abundance modern man walks oppressed by forces which menace and confine the quality of his life, and which individual abundance alone will not overcome.

We can subdue and master these forces — bring increasing meaning to our lives — if all of us — governments and citizens — are bold enough to change old ways, daring enough to assault new dangers, and if the dream is dear enough to call forth the limitless capacities of this great people.

Improve Quality

This year we must continue to improve the quality of American life.

Let us fulfill and improve the great health and education programs of last year, extending special opportunities to those who risk their lives in our armed forces.

I urge the House of Representatives to complete action on three programs already passed by the Senate — the Teacher Corps, rent assistance, and home rule for the District of Columbia.

In some of our urban areas, we must help rebuild entire sections and neighborhoods containing, in some cases, as many as 100,000 people. Working together, private enterprise and government must press forward with the task of providing homes and shops, parks and hospitals, and all the other necessary parts of a flourishing community were our people can come to live the good life.

I will offer other proposals to stimulate and reward planning for the growth of entire metropolitan areas.

Attack on Pollution

Of all the reckless devastations of our natural heritage, none is more shameful than the continued poisoning of our rivers and air.

We must undertake a cooperative effort to end pollution in several entire river basins—making additional federal funds available to help draw the plans and construct the plants neces-

source of pleasure and beauty for our people.

To attack and overcome growing crime and lawlessness we must have a stepped-up program to help modernize and strengthen local police forces.

Our people have a right to feel secure in their homes and on their streets. That right must be secured.

Nor can we fail to arrest the destruction of life and property on hour highways.

I will propose the Highway Safety Act of 1966 to seek an end to the destruction on our highways which already kills 135 Americans every day—cripples and injures three million each year—and which threatens to destroy $80 to $90 billion in property over the next 10 years.

Protect Consumer

We must also act to prevent the deception of the American consumer—requiring all packages to state clearly and truthfully their contents—all interest and credit charges to be fully revealed—and keeping harmful drugs and cosmetics away from our stores.

It is the genius of our Constitution that under its shelter of enduring institutions and rooted principles there is ample room for the rich fertility of American political invention.

We must change to master change.

I propose we take steps to modernize and streamline the executive branch and to modernize the relations between city, state and nation.

A new department of transportation is needed to bring together our transportation activities. The present structure—35 government agencies, spending $5 billion yearly—makes it impossible to serve either the growing demands of the nation—the needs of the industry—or the right of the taxpayer to full efficiency and frugality.

I will propose a program to construct and flight test a new supersonic transport airplane that will fly three times the speed of sound—in excess of 2,000 miles per hour.

Examine System

To examine our federal system—the relation between city, state, nation and citizens—we need a commission of the most distinguished scholars and men of public affairs. I will ask them—to move on to develop a creative federalism to best use the wonderful diversity of our institutions and people to solve the problems, fulfill the dreams of the American people.

As the process of election becomes more complex and costly, we must make it possible for those without personal wealth to enter public life without being obligated to a few large contributors.

I will submit legislation to revise the present unrealistic restrictions on contributions—to prohibit the endless proliferation of committees, bringing local and state committees under the act—to attach strong teeth and severe penalties to the requirement of full disclosure of contributions—and to broaden the participation of the people, through tax incentives, to stimulate small contributions to the party and candidate of their choice.

To strengthen the work of Congress I strongly urge an amendment to provide a four-year term for members of the House of Representatives—which should not begin before 1972.

The present two-year term requires most members of Congress to divert enormous energies to an almost constant process of campaigning—depriving the nation of the fullest measure

ernment is far more complex than in our early years, requiring more time to learn and master the technical tasks of legislation. And a longer term will serve to attract more men of the highest quality to political life. The nation, the principle of democracy, and each congressional district, will be better served by a four-year term. And I urge your swift action.

Viet Nam Peril

Tonight the cup of peril is full in Viet Nam.

That conflict is not an isolated episode, but another great event in the policy we have followed with strong consistency since World War II.

The touchstone of that policy is the interest of the United States — the welfare and freedom of its people. But nations sink when they see that interest through a narrow glass.

In a world grown small and dangerous, pursuit of narrow aims could bring decay and even disaster.

An America mighty beyond description — yet living in a hostile or despairing world — would be neither safe, nor free to build a civilization to liberate the spirit of man.

In this pursuit we have helped build Western Europe — given aid to Greece and Turkey — and defended the freedom of Berlin.

In this pursuit we have helped new nations toward independence, extended the helping hand of the Peace Corps and carried forward the largest program of economic assistance in the world.

In this pursuit we work to build a hemisphere of democracy and social justice.

In this pursuit we have defended against Communist aggression — in Korea under President Truman — in the Formosa Strait under President Eisenhower — in Cuba under President Kennedy — and again in Viet Nam.

Tonight Viet Nam must hold the center of our attention, but across the world problems and opportunities crowd in on the American nation. I will discuss them fully in the months to come, and I will follow the five continuing lines of policy that America has followed under four presidents.

Policy of Strength

The first principle is strength.

Tonight we are strong enough to keep all our commitments. We will need expenditures of $58.3 billion for the next fiscal year to maintain this necessary might.

While special Viet Nam expenditures for the next fiscal year are estimated to increase by $5.8 billion, all the other expenditures in the entire federal budget will rise by only $.6 billion. This is true because of the stringent cost-conscious economies inaugurated in the Defense Department and throughout the government.

A second principle of policy is the effort to control, and reduce — and ultimately eliminate modern engines of destruction.

We will vigorously pursue existing proposals — and seek new ones — to control arms — and stop the spread of nuclear weapons.

A third major principle of our foreign policy is to help build those associations of nations which reflect the opportunities and necessities of the modern world.

By strengthening the common defense, by stimulating world commerce, by meeting new hopes, these associations serve the cause of a flourishing world.

We will take new steps this year to help strengthen the Alliance for Progress — the unity of Europe — the community of the Atlantic — the regional or-

to give our own. To advance these ends I will propose the International Education Act of 1966.

I will also propose the International Health Act of 1966:

—To strike at disease by a new effort to bring modern skills and knowledge to the uncared-for suffering of the world—and by wiping out smallpox, malaria, and controlling yellow fever over most of the world in this decade.

—To help countries trying to control population growth, by increaasing our research — and by earmarking funds to help their efforts.

—In the next year we propose to dedicate $1 billion to these efforts — and we call on all who have the means to join this work.

The fifth, and most important principle of our foreign policy is support of national independence — the right of each people to govern themselves — and shape their own institutions.

For a peaceful world order will be possible only when each country walks the way it has chosen for itself.

End Colonial Rule

We follow this principle by encouraging the end of colonial rule.

We follow this principle, abroad as well as at home, by continued hostility to the rule of the many by the few — or the oppression of one race by another.

We follow this principle by building bridges to Eastern Europe. I will ask the Congress for authority to remove the special tariff restrictions which are a barrier to increasing trade between East and West.

The insistent urge toward national independence is the strongest force of today's world.

In Africa and Asia and Latin America it is shattering the designs of those who would subdue others to their ideas or will.

It is eroding the unity of what was once a Stalinist empire.

In recent months a number of nations have cast out those who would subject them to the ambitions of mainland China.

History is on the side of freedom. It is on the side of societies shaped from the genius of each people. History does not favor a single system or belief—unless force is used to make it so.

Defense Necessary

That is why it has been necessary for us to defend this basic principle of our policy—in Berlin, in Korea, in Cuba—and now in Viet Nam.

For tonight, as so many nights before, young Americans struggle and die in a distant land.

Tonight, as so many nights before, the American nation is asked to sacrifice the blood of its children and the fruits of its labor for the love of freedom.

How many times — in my lifetime and in yours, have the American people gathered — as they do now — to hear their president tell them of conflict and danger.

Each time they have answered with all the effort that the security and the freedom of the nation required.

They do again in Viet Nam.

Not too many years ago Viet Nam was a peaceful, if troubled land. In the north was an independent Communist government. In the south a people struggled to build a nation, with the friendly help of the United States.

There were some in South Viet Nam who wished to force Communist rule on their own people. But their progress was slight. Their hope of success was dim. Then, little more than six years ago, North Viet Nam decided on conquest. From that day to this, soldiers and sup-

domination of Communists.

And we do not intend to abandon Asia to conquest.

Last year the nature of the war in Viet Nam changed again. Swiftly increasing numbers of armed men from the North crossed the border to join forces already in the South. Attack and terror increased, spurred and encouraged by the belief the United States lacked the will to continue and that victory was near.

Despite our desire to limit conflict, it was necessary to act: to hold back the mounting aggression — to give courage to the people of the South — and to make our firmness clear to the North. Thus we began limited air action against military targets in North Viet Nam — and increased our fighting force to its present strength of 190,000 men.

These moves have not ended the aggression but they have prevented its success. The armies of the enemy have been put out of reach by the skill and bravery of Americans and their allies — and by the enduring courage of the South Vietnamese who have lost eight men last year for every one of ours.

The enemy is no longer close to victory. Time is no longer on his side. There is no cause to doubt the American commitment.

Our decision to stand firm has been matched by our desire for peace.

In 1965 we had 300 private talks for peace in Viet Nam with friends and adversaries, throughout the world.

Since Christmas your government has labored again — with imagination and endurance — to remove any barrier to peaceful settlement. For 20 days now we and our Vietnamese allies have dropped no bombs in North Viet Nam.

Peace Offensive

Able and experienced spokesmen have visited 40 countries. We have talked to more than 100 governments. We have informed the United Nations, and called upon its members to help toward peace.

In public statements and private communications — to adversaries and to friends, in Rome and Warsaw, in Paris and Tokyo, in Africa and throughout this hemisphere — we have made our position clear.

We seek neither territory nor bases, economic domination or military alliance in Viet Nam. We fight for the principle of self-determination — that the people of South Viet Nam should be able to choose their own course, in free elections, without violence, terror and fear. We believe the people of all Viet Nam should make a free decision on the great question of reunification.

This is all we want for South Viet Nam. It is all the people of South Viet Nam want. And if there is a single nation on this earth that desires less than this for its people, let its voice be heard.

We have also made it clear—from Hanoi to New York—there are no arbitrary limits to our search for peace. We stand by the Geneva agreements of 1954 and 1962. We will meet at any conference table, discuss any proposals—four points or 14 or 40—and consider the views of any group. We will work for a cease-fire now or once discussions have begun. We will respond if others reduce their use of force; and we will withdraw our soldiers once South Viet Nam is securely guaranteed the right to shape its own future.

No Response Yet

We have said all this and we

And we will continue to help the people of South Viet Nam care for those ravaged by battle, create progress in the villages, and carry forward the healing hopes of peace as best they can amidst the uncertain terrors of war.

Let me be absolutely clear: the days may become months, and the months may become years, but we will stay as long as aggression commands to battle.

There may be some who do not want peace—whose ambitions stretch so far that war in Viet Nam is but a welcome and convenient episode in an immense design to subdue history to their will. But for others it must now be clear the choice is not between peace and victory. It lies between peace and the ravages of a conflict from which they can only lose.

The people of Viet Nam, North and South, seek the same things: the shared needs of man, the needs for food and shelter and education—the chance to build and work and till the soil free from the arbitrary horrors of battle—and the desire to walk in the dignity of those who master their own destiny. For many painful years, in war and revolution and infrequent peace, they have struggled to fulfill those needs.

Crime Against Man

It is a crime against mankind that so much courage, and so much will, and so many dreams, must be flung on the fires of war and death.

To all those caught up in this conflict, we therefore say again: let us choose peace, and with it the wondrous works of peace, and beyond that, the time when hope reaches unchained toward consummation, and life is the servant of life.

In this work, we will discharge our duty to the people whom we serve.

This is the State of the Union.

But over it all—wealth, promise, and expectation—lies our troubling awareness of American men at war.

How many men who listen to me tonight have served their nation in other wars. How many, how very many, are not here to listen.

The war in Viet Nam is not like these other wars. Yet, finally, war is always the same. It is young men dying in the fullness of their promise. It is trying to kill a man you do not even know well enough to hate.

Therefore, to know war is to know there is still madness in the world.

Do What We Must

Many of you share the burden of this knowledge with me. But there is a difference. For finally I must order our guns to fire, against all the most inward pulls of my desire. For we have children to teach and sick to be cured and men to be freed. There are poor to be lifted up and cities to be built and a world to be helped.

Yet we do what we must.

I am hopeful, and I will try, to end this battle and return our sons to their desires.

Yet as long as others will challenge our security and test the dearness of our beliefs with fire and steel, then we must stand or see the promise of two centuries tremble. I believe you do not want me to try that risk. And from that belief your President summons his strength for the trials ahead.

The work must be our work now. Scarred by the Weaknesses of man, with whatever guidance God may offer us, we must nevertheless and alone with our mortality, strive to ennoble the life of man on earth.

The Columbus Enquirer

FOUNDED MAY 29, 1828 BY MIRABEAU B. LAMAR

"The cultivated mind is the guardian genius of democracy, and while guided and controlled by virtue, the noblest attribute of man; it is the only dictator that free men acknowledge, and the only security which free men desire.

Mirabeau B. Lamar

. . . from a message to the Congress of Texas on Dec. 21, 1838, a few days after his inauguration as the second President of the Republic of Texas.

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Clarke on Way to Merger

Clarke County, Ga., home of the University of Georgia, seems well on its way to establishing a single government for Athens, its principal city, and the county as a whole.

Both the Clarke County Commission and the Athens City Council unanimously endorsed a legislative proposal which would set up a charter commission to draw plans for a consolidated government.

~~Randall Bedgood, one of the Clarke County Commissioners, is also a state representative, and he is spearheading the movement for a single government.~~

~~On the city side, Athens Mayor Julian Bishop calls the proposed merger "one of the most progressive moves that could be taken."~~

~~With both commissions enthusiastically in accord, the merger should gain approval at the polls.~~

But the path being followed in Clarke actually is not as sound and simple as the one proposed here in Muscogee and Columbus. The proposed study commission would consist of appointed citizens, who would study the city-county relationship and then submit a master plan for merging the commissions and the various functions which they supervise.

In Muscogee, the idea is to give the two commissions themselves the power to merge, and then proceed from there on useful and beneficial consolidations at lower levels.

The difference, of course, is that Clarke's plan gives the job to a non-elected committee, while the plan here would leave the responsibility fully in the hands of elected officials, answerable to the people.

Some will argue that an appointed board could do the job better and more disinterestedly.

But we would argue in reply that government and politics are properly the business of men who have stood for election and were chosen by the voters to conduct the business of their city and county.

We wish Clarke County good luck, but we still prefer the path being followed locally toward a single government. It leaves more control in the voter's hands and in the hands of men elected by the people.

N... C... to N... C... one in Spa...

U.S. TOLD SUBURBS MUST HELP CITIES

Mayors Seek to Force Areas to Share Poverty Cost

By ROBERT R. SEMPLE Jr.
Special to The New York Times

DALLAS, June 15—A group of Mayors asked the Federal Government today to cut off financial aid as a weapon to force all-white suburbs to bear part of the burden of housing and schooling low-income citizens.

In a heated final session of the United States Conference of Mayors, the mayors approved by a sizable margin a resolution by Mayor Henry W. Maier of Milwaukee. The resolution is aimed at spreading the costs of caring for the disadvantaged throughout entire metropolitan areas, thus easing burdens on the central cities.

This was the first time that the mayors' group had ever asked the Government to use its leverage to achieve broader distribution of the poor and their problems.

In other major actions, the conference approved resolutions asking the Administration to put domestic needs on an "equal footing" with the war in Vietnam; urging Congressional passage of the demonstration cities bill, the President's $2.3-billion slum rehabilitation program; and deploring attempts by a House committee to "restrict" the flexibility of local community action agencies by earmarking poverty funds in ad-

Continued on Page 20, Column 4

HE NEW YORK TIMES, THURSDAY, JUNE 16, 1966.

U.S. TOLD SUBURBS MUST HELP CITIES

Continued From Page 1, Col. 8

vance for specific programs.

An amendment to the poverty resolution written by Mayor Lindsay of New York was also approved. The amendment urged President Johnson and Congress to support a $250-million supplemental appropriation for the fiscal year 1966 to bring the program to the level recommended in earlier authorizing legislation.

In one unexpected move, the conference, by a narrow margin and after considerable debate, overturned its own Resolutions Committee and approved a motion supporting an amendment to the Constitution sponsored by Senator Everett McKinley Dirksen of Illinois that is aimed at restoring "voluntary" prayer to public schools.

There was no roll-call, but of the 100 or so officials voting on the issue, more than half cast their vote in favor. Mr. Lindsay, represented at the meeting by a special assistant, Jay Kriegel, voted against.

Commenting on the mayors' liberal attitude toward Mr. Maier's revolutionary proposal and their rather more conservative approach to school prayers, one official commented:

"In one day, the mayors have tried to put God in the central city schools and Negroes in the suburbs."

Would Expand Mobility

The Maier proposals, which Mr. Lindsay supported, dominated the day and reflected a widespread feeling here that the mobility and opportunities of the poor must be expanded to avoid serious social and racial disturbances.

Specifically, the resolution calls on Congress to enact legislation that would:

¶Make all Federal grants for community facilities such as water and sewer systems, open spaces, parks and so on contingent upon an agreement by the recipient to provide a "reasonable share" of the low and middle income housing in the area.

¶Make Federal funds to education contingent upon a similar agreement to accept pupils from poor districts—by busing if necessary—to "reduce the social and economic" differences between city and suburban school systems.

¶Revise policies of the Federal Housing Administration and other Government agencies "to favor and encourage the building of low and middle income housing in all municipalities of metropolitan areas."

Some suburban mayors reacted violently to the proposal. Mayor James Clarkson of Southfield, Mich., for example, called the proposals "reverse bigotry," an example of "big-city domination," an invitation to community "disruption," potentially "unconstitutional," and an imposition on the suburbs, which have "plenty of problems of their own.'

The mayors appeared to have shifted their views on the poverty program substantially in the year since the last annual meeting, in St. Louis. At that time, many mayors objected violently to what they believed was an attempt by Washington to emphasize the role of the poor in managing the program and to restrict the role of local officials.

Today, an attempt to write language into the poverty proposal—language urging greater control of the program by municipal officials—was soundly defeated.

OFFERS RESOLUTION: Henry W. Maier, Mayor of Milwaukee. He wrote resolution approved by mayors' conference, asking Federal Government to force suburbs to bear part of burden of housing and schooling citizens of low income.

Merge City-County Schools, Add Tax, Urges C of C Head

By ACHSAH NESMITH

Consolidation of Atlanta and Fulton County schools, the levy of a sewer tax and either a payroll tax or increased sales tax was urged Tuesday by Atlanta Chamber of Commerce President Lee Burge.

Burge said that without these drastic measures both Atlanta and Georgia may be choked by their own progress.

Burge also rapped Georgia's gubernatorial candidates for not facing up to these fiscal needs.

UP TO BUSINESS

"As businessmen we must face up to the necessity of footing the bills to meet needed urban services and solve urban problems," he told the Atlanta Kiwanis Club.

He said implementation of a proposed 10-point traffic program could keep Atlanta's traffic moving.

"We saw Sunday how even with heavy extra strain the traffic on the South Expressway could move smoothly if there were enough policemen. But the expressway isn't managed. There aren't enough policemen to see why the traffic bogs down."

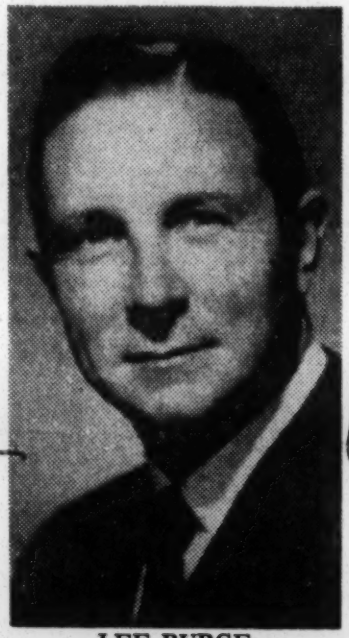
POLLUTION PROBLEM

Water pollution, he declared, must be solved on an area-wide basis. With 44 local governments in the five-county area, he said, any town that does not find the money to prevent and control pollution will be contributing that much to everybody's problem.

Burge said the entire economic structure of Georgia school systems need to be redrawn in line with modern needs to prevent the present hamstringing of education by archaic financial restrictions.

"We need at least three junior colleges in the Atlanta area, but when we had a chance to get one recently we couldn't because the county lacked the bonding capacity," he said.

The Atlanta Commission on Crime and Juvenile Delinquency reported a need for more and better policemen, he said, and "but for the grace of Atlanta's guardian angel we could have had a tragedy for which there never would have been a sufficient explanation" during the recent firemen's strike.



LEE BURGE
Raps Candidates

"We're struggling constantly on the problem of quantity," he said, leaving little time to strive for quality. When Atlanta's public schools opened for the first time there were 500 more pupils than they could accommodate," and it's been that way ever since."

Burge said water rates might have to be raised in the near future as much as 50 per cent to pay for necessary sewers, and that either a higher sales tax, to be used for the benefit of cities, or a payroll tax for the five-county Atlanta area are essential—"otherwise we can't pay our police and firemen."

ALL CANDIDATES

"None of the candidates for governor have given our cities' financial problems adequate consideration," Burge said. "Any sensible student of economics knows we face some sort of tax increase, but all they do is talk in platitudes about their interest."

"Urban areas could dictate the choice of governor," he declared. "We should demand that our needs be realistically faced. We're not interested in power of by-passing the state. We know as Georgia goes, Atlanta goes.

"The man we should vote for is a man of integrity and honesty who would lead a sound tax program to solve our problems. So far nobody has come forward with one. The rural Georgia vote is the only one that's been considered."

Forest Park Okays Budget

The Forest Park City Council has approved a $1.5 million budget for the 1966-67 fiscal year, including a $55,194 contingency fund to widen Central Avenue into a four-lane throughfare through the city.

The action came at a special meeting Monday night. The budget totals $1,449,191.14—an increase of $53,550 over last year. The largest slice, $724,868, was placed in the city's general operating fund.

UNITED STATES
MUNICIPAL NEWS

Published by THE UNITED STATES CONFERENCE OF MAYORS 1707 H STREET, N.W. WASHINGTON 6, D. C.

October 15, 1966 A RECORD OF MUNICIPAL PROGRESS Vol. 33, No. 20

"Municipal institutions constitute the strength of free nations. A nation may establish a system of free government, but without municipal institutions it cannot have the spirit of liberty."— Alexis de Tocqueville.

President Cites 'Critical' Needs Of Urban Centers

The Administration's Senate-approved demonstration cities measure is "one of the most important pieces of legislation for the good of all American mankind that we can act upon this session," President Johnson said as the $900 million bill to rebuild and revitalize whole worndown sections of urban centers approached an expected nick-and-tuck vote in the House. It was called up for debate October 13.

"I believe that there is no domestic problem that is more critical than the problem of rebuilding our cities and giving our people who live in the cities opportunities to develop as healthy, educated, productive citizens of our society -- citizens who have the ability to get and hold jobs and to take pride in the place in which they live," the President told a news conference. He urged "prompt and favorable" action on the bill by the House.

The late-session plea by Mr. Johnson for the keystone part of his often-proclaimed plans to help change American cities into "masterpieces of our civilization" came as a coalition of public interest groups in Washington, led by the U. S. Conference of Mayors, worked overtime to marshal House support to rescue the demonstration cities program from threatened defeat.

Opponents of the measure, already pared down from original Administration proposals for a $2.3 billion five-year program in the first systematic national attack on physical and human blight in the cities, were citing the President's own warnings against inflation as reasons for shelving it.

White House pressures for hold-downs in the federal budget were underscored earlier in Congressional debate on bills continuing the war against poverty.

The Senate voted 45-27 October 4 to strip $746 million from a $2.5 billion anti-poverty authorization measure for fiscal 1967 which had been recommended by its Labor Committee. The cut was sponsored by Minority Leader Everett M. Dirksen of Illinois, who told the Senate that at a White House meeting earlier the President had "fulminated like Hurricane Ida" against increases in his budget. The Senate action brought the poverty war authorization in line with $1.75 billion voted 210-156 by the House September 29.

Capital Capsules: Senator Abraham A. Ribicoff of Connecticut says the trouble with urban aid programs now is that "we are so paralyzed by the high cost of partial solutions that we haven't begun to look at the possibility of total solutions." • Under an OEO grant, Georgetown University researchers are looking for federal "laws, regulations and programs which are inconsistent with the aims of the anti-poverty program." • The House Commerce Committee belatedly scheduled hearings October 11 on a Senate-passed bill making community health program grants less rigid. • The Bureau of Public Roads and HUD are working on plans for joint development of city freeways and housing.

War on Pollution Escalated by Bills Passed Unanimously

Following up 90-0 approval by the Senate of a vast expansion of the federal water pollution control program (Vol. 33, p. 57), the House voted 312-0 for a bill authorizing a four-year $2.3 billion outlay to help cities and states step up fights to check contamination of rivers, lakes and other public waters. The House earmarked the bulk of the money for municipal sewage plant construction.

A Senate-House conference took up differences between the House measure and the Senate bill, which authorized expenditure of $6 billion in federal funds over the next six years, eliminated present ceilings on grants which have discriminated against big cities and raised the federal contribution to a full 30% of the cost of a project. The House formula was more complicated, but both measures were designed to spur a massive attack on pollution now.

By voice vote the House also approved its version of a bill passed unanimously by the Senate for a three-year extension of the Clean Air Act which expires next June 30. The House measure raised the authorization for the air pollution control program by $4 million for the current fiscal year and authorized $62 million for fiscal 1968 and $71 million for 1969. It removed an existing limitation of 20% of total appropriations which may be used in support of interstate, state and local air pollution control plans.

Airport Aid Is Extended For 3 Years

With little debate, the House voted October 3 to approve and send to the White House a Senate-passed bill extending the Federal Airport Act for another three years from June 30, 1968, authorizing appropriations of $75 million a year -- the present level -- for matching grants for airport development. At the same time the House Commerce Committee served notice that next year it will make "an in-depth study" of growing airport needs.

Urging a paring down of the program after the three-year period, Representative J. Arthur Younger of California said "airports ought to be able to stand on their own income." But supporters of the program said the $75 million aid is too little and that the federal share should be increased.

HUD Retains Mass Transit

Jurisdiction over the federal mass transit program, continued by Congress for two years at its existing $150 million yearly level, is left with the Department of Housing and Urban Development under terms of USCM-backed legislation approved by the Senate and House to set up a new Department of Transportation, 12th in the Cabinet. It will take over 35 other existing agencies.

Cities to Share In Safety Funds

Municipal governments will share in federal funds set aside under the new $322 million Highway Safety Act to help promote state-city programs of driver education, licensing, car inspection and other measures. They are designed to cure what President Johnson called "highway disease" when he signed the bill and its companion Traffic Safety Act providing standards for vehicles.

Commuters Resist Fringe Lot Fees

Commuters can be induced to leave their cars parked on fringe lots and take buses downtown to ease traffic congestion, but the lots had better be close and fees low, the Highway Research Board (2101 Constitution Avenue, Washington 20418) reports in Highway Research Record No. 130, available for $1.20. It summarizes studies in major cities by Alan M. Voorhees and Associates.

Cavanagh Names Unit Chairmen For Conference

Mayor Jerome P. Cavanagh of Detroit, President of the U. S. Conference of Mayors, has appointed Mayor John F. Collins of Boston Chairman of the USCM Community Development Committee and Mayor Arthur Naftalin of Minneapolis Chairman of the Community Relations Committee. Mayor Collins replaces USCM Vice President Joseph M. Barr of Pittsburgh. Mayor Naftalin replaces Mayor Herman W. Goldner of St. Petersburg.

Serving with Collins on the Community Development Committee as Vice Chairman is Mayor Roy B. Martin, Jr. of Norfolk. Mayor Stanford R. Brookshire of Charlotte was named Vice Chairman of the Community Relations Committee.

Around City Halls: Ups and downs with Mayor Richard C. Lee in the redevelopment of New Haven are related in The Fifteenth Ward and the Great Society (Houghton Mifflin, 278 pages, $5) by William Lee Miller of the Board of Aldermen and Yale faculty. . . Mayor John J. Barton of Indianapolis, which won an AAA citation for pedestrian traffic safety, will receive the National Safety Council's top Flame of Life trophy for its general accident prevention programs. . . A new $800,000 reception wing at Gracie Mansion, New York City Mayor John V. Lindsay's official residence, was built with private contributions in honor of Susan Edwards Wagner, late wife of former Mayor Robert F. Wagner. . . A new $1.9 million municipal services building, built on black granite pillars and featuring an open courtyard, has been added to the Glendale (Calif.) Civic Center. . . Mayor Terry D. Schrunk of Portland (Ore.) describes a regionwide air pollution control agreement he promoted as "a tremendous step forward in air quality control." . . Fort Worth City Hall estimates indicate that earnings from investments of temporarily idle municipal funds will exceed $1.4 million this fiscal year. . . Phoenix earned $2.3 million -- equivalent to 36¢ on the property tax -- from idle fund investments last year, the City Hall newsletter boasted.

'Official Song' For All Mayors Adopted in N. J.

A new ditty, "Vote for the Mayor for Mayor," has been composed by hit songwriter Gerald ("All of Me") Marks for the New Jersey Conference of Mayors, which will "officially dedicate the tune to Mayors of the 50 states" at its fall meeting in New Brunswick October 25. Sheet and recorded copies are being prepared, according to an announcement by headquarters of the organization in Convention Hall, Asbury Park.

The lyrics of the song start out: "Vote for the Mayor for Mayor./Vote him in again./Sensible and sound,/He's fine to have around./Not only smart,/But with a heart,/Kind as can be found./Vote for the Mayor for Mayor."

'Businessmobile' Goes into Action

A branch office on wheels of the New York City Commercial and Industrial Development Department -- dubbed a "businessmobile" by Mayor John V. Lindsay -- tours streets to offer help to shopkeepers. "We will assist small businessmen who need counseling on how to obtain financial aid, how to deal with city agencies and general guidance on business management," Lindsay said.

Airport Expansion Needed in Houston

The squeeze on municipal airports (Vol. 33, p. 76) is illustrated in Houston, where plans for its new $60 million Intercontinental Airport, scheduled to open next summer, have had to be stretched to include another $1.7 million passenger unloading station. Seven smaller stations won't handle jets ordered by airlines since construction was started, Mayor Louie Welch said.

Traffic Turns: Chicago is doubling the number of its traffic courtrooms to 20 to handle overflow business. . . Souvenir tickets signed by Mayor James H. J. Tate were given the first passengers on new Philadelphia commuter trains in a $2 million city-financed project involving the first major U. S. railroad electrification in 30 years. . . The New York City Transit Authority is issuing sharp "new look" Montgomery Ward uniforms to its 3,100 subway conductors and 8,882 bus drivers. . . By-the-book meter maids in Detroit had to be cautioned by City Hall against tagging official cars and police vehicles parked unconventionally on urgent runs. . . Mayor Louie Welch of Houston quietly paid a $15 speeding ticket (for running 40 MPH in a 30-mile zone) which under new automobile insurance regulations may cost him $315 in added three-year premiums. . . The Washington Highways and Traffic Department used rooftop movie cameras to record downtown vehicle and pedestrian maneuvers in a project designed to improve controls. . . The Milwaukee Safety Commission says that newspaper headline writers should take lessons in "real clarity and brevity" from the unsung men who write traffic signs.

Skybus Tests Are Completed In Pittsburgh

University staff researchers in Pittsburgh are evaluating results of initial tests of use of the fully-automated Westinghouse Skybus system (Vol. 33, p. 16) -- described by Port Authority Executive Director John Dameron as "one of the greatest mass transit experiments in history" -- to see whether its application generally as a solution to urban transportation problems in the U. S. is feasible and economical.

In the months-long tests, jointly promoted by private industry and federal, state and local governments, nearly 100,000 passengers used the $5 million 9,340-foot expressway loop in South Park, where three electrically-run cars logged 300,000 computer-controlled miles at speeds up to 50 miles an hour.

Local Laws Enacted: WILMINGTON, Del. - Authorizing tenants to pay rent into special city escrow account pending correction by property owners of housing code infractions. WAUWATOSA, Wis. - Setting fines and jail sentences for failure by property owners or tenants to remove "unsafe, unsanitary, hazardous and unsightly articles or material." PHILADELPHIA - Authorizing city transfer of derelict properties for rehabilitation under low income housing program. DETROIT - Classifying job discrimination by city contractors as grounds for breach of contract. MIAMI BEACH - Permitting regular City Council meetings outside City Hall. Levying 1% tax on electric, telephone and gas bills. LOS ANGELES - Imposing added 2¢ cigaret pack tax. Setting fees for previously free emergency ambulance and hospital services. HOUSTON - Forbidding emergency ambulance crews to solicit on-the-spot business in streets. NEW ORLEANS - Forbidding cafe barkers to "touch, grab, manhandle or molest" passersby to induce them to patronize establishments. ATLANTA - Requiring fingerprinting of handgun buyers and banning derringers.

THE UNITED STATES MUNICIPAL NEWS
Published twice a month by THE UNITED STATES CONFERENCE OF MAYORS, 1707 H Street, N. W., Washington, D. C. 20006
SUBSCRIPTION PRICE, $5.00 A YEAR. Second class postage paid at Washington, D. C.

Chief Editorial Writer
Atlanta Journal
Atlanta, Georgia -30303

Return Requested:

Wednesday, Oct. 12, 1966

Zoning Fails in Suburbs, Proves Invitation to Bribes

By WOLF VON ECKARDT
Washington Post News Service

WASHINGTON, Oct. 12 — Zoning is somewhat like prohibition in its day: It is a noble experiment that has failed. As an act of government, it was meant to assure virtue, but zoning invites the vices of bribery and profiteering.

Worse, it plainly has not curbed the country's current binge of rampant, reckless and ugly urbanization. This is a fact that must be faced if we want to stop not only the increasing corruption of suburbia's local governments but also the increasing pollution of our land.

Yet, while we read quite often about a builder or local official (or someone who obliges by being both at the same time) making zoning deals, we read far too little about the intracies and inadequacies of the zoning game itself. It is time the discussion got started.

ZONING was invented in Germany and Sweden at the beginning of the Industrial Revolution and was introduced to this country in New York City in 1916. The game, which has almost as many rules as players, remains our foremost method to resolve disputes over competing demands for the use of private land.

The original idea was to keep smelly glue factories out of residential areas. Now the main idea is to keep out allegedly undesirable activities, protect the sacred single family hearth, or its selling price, and at the same time raise the community's property tax revenue.

"Zoning is little more than an exclusionary, publicly condoned racket, perpetuated by short-sighted, squabbling communities out of individual greed and indifference," says Alfred Bolk

ed to) because these pressures leave them no time. And the pressures keep increasing because there is no plan to chan-

NEWS ANALYSIS

nel and direct change and growth in a smooth and orderly way.

The common answer to this dilemma are special permits, zoning variances and spot zoning of all kinds at the discretion of the local boards. This makes a shambles of an already inadequate device—all the more so because the variations are made by lay officials who are often uninformed, guided by parochial emotions and arbitrary.

AT BEST, it is difficult for them to put together the pieces of the puzzle when it doesn't add up to a clear picture, even in their own minds.

So, if we are lucky, the lay officials ask the planners, but the planners don't have a clear picture, either. They have no time to develop one, even if they have the talent, because they are constantly asked to adjudicate conflicts, though their judgment often isn't heeded.

Most of them, therefore, drift with the wind. And nearly all of them are quite neurotic about zoning. They will tell you zoning is their foremost "planning tool," but hasten to add that it is only "negative" and that they despise it. Anyone would whose tool is constantly misused to frustrate his efforts.

The public interest gets a kink ing system is frustrated because it is but a shuttlecock between two clashing forces. Bang go the builder - developers who are not

planners from tactical squabbles and land use disputes. They should probably divide their forces into tactical field offices and strategic policy-making groups that systematically map out the over-all objective and a realistic way to get there. That needs a crash program.

A plan must have legal standing and must be subject to democratic controls — not just of interested parties such as builders and home owners but of all voters, including those who live in mobile homes or high-rise apartments.

We have a wonderful system in America by which government obtains the consent of the governed and we use it to get Medicare and safer cars and a War on Poverty. It's superficially called "politics," and we should throw the whole complex of building our environment and the determination of land use into the political arena.

IF A PLAN for the development of Sunnybrook Meadows has the same legal standing as the ordinance that requires that you keep your dog on a leash, any violation of that plan should get you into the same court.

The judicial procedure should be under the control of the state to safeguard not just the narrow, parochial interests of the local community but the welfare of all the people in the state. And if we didn't like the plan, we would have a chance at the next election to throw out the mayor and council who adopted it.

The present zoning system, at any event, breeds only confusion and worse. It must be reformed to make our metropolitan areas livable, honest, attractive and safe for all Americans.

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The original idea was to keep smelly glue factories out of residential areas. Now the main idea is to keep out allegedly undesirable activities, protect the sacred single family hearth, or its selling price, and at the same time raise the community's property tax revenue.

"Zoning is little more than an exclusionary, publicly condoned racket, perpetuated by shortsighted, squabbling communities out of individual greed and indifference," says Alfred Balk, an editor who, in the current issue of Harper's, calls zoning an "invitation to bribery."

THE CHIEF TROUBLE with suburban zoning is that it sets out to protect and enforce something that often doesn't exist — a master plan for the comprehensive development of a given area.

There are zoning maps, of course. But these are generally pieces of paper with zones of existing or proposed land uses prettily and hastily roughed in with colored pencils. They were drawn up years ago and don't allow for changing needs, innovations or the dynamics of urban growth by which a new freeway, say, can instantly change the physical and economic character of everything around it.

Nor do these maps take account of the obvious truth that what may be perfectly wonderful for one community can have disastrous consequences for another only a few miles away.

The tempo of change and the dynamics of urban growth have put the zoners into an awful dilemma: They cannot properly plan (even if they really want-

ready inadequate device—all the more so because the variations are made by lay officials who are often uninformed, guided by parochial emotions and arbitrary.

AT BEST, it is difficult for them to put together the pieces of the puzzle when it doesn't add up to a clear picture, even in their own minds.

So, if we are lucky, the lay officials ask the planners, but the planners don't have a clear picture, either. They have no time to develop one, even if they have the talent, because they are constantly asked to adjudicate conflicts, though their judgment often isn't heeded.

Most of them, therefore, drift with the wind. And nearly all of them are quite neurotic about zoning. They will tell you zoning is their foremost "planning tool," but hasten to add that it is only "negative" and that they despise it. Anyone would whose tool is constantly misused to frustrate his efforts.

The public interest gets a kink ing system is frustrated because it is but a shuttlecock between two clashing forces. Bang go the builder - developers who are not in business to create a livable environment for future generations. They are in business to make a buck — fast.

Bing, counter the many home owners who couldn't care less about orderly urban growth. They moved to the suburbs to get away from it all and see salvation only in the single-family detached home with a steady rising property value.

The pubilc interest gets a kink in the neck from watching the feathers fly and is totally left out.

WHAT'S MORE, as Richard F. Babcock, a prominent zoning lawyer, observed, the zoning bing-bang has totally failed to develop a code of administration ethics. "Stripped of all planning jargon," he says, "zoning administration is exposed as a process under which multitudes of isolated social and political units engage in highly emotional altercations over the use of land, most of which are settled by crude tribal adaptations of medieval trial by fire, and a few of which are concluded by confused ad hoc injunctions of bewildered courts."

The courts, however, are not only bewildered but utterly bored with the game. The lawyers consider it a lucrative nuisance. The builders complain that instead of drawing blueprints they must draw up legal briefs and instead of buying land they usually buy lawsuits.

Only those local residents are happy who are under the illusion that zoning can somehow abolish Negroes, mobile-home owners, people with too many children, motels, high-rise apartments, parking lots, tax increases and other manifestations of the 20th century. It patently cannot.

TRUE PLANNERS want to build a good place to live. And we can't build it for any man unless we build it for all men.

So first we must have a plan. The plan will of necessity keep changing, but you can't change what you haven't got. The federal government, through its "701" program, is now making sound planning a condition for dispensing certain federal assistance to communities.

But to get this strategic planning done, we should free the

obtains the consent of the governed and we use it to get Medicare and safer cars and a War on Poverty. It's superficially called "politics," and we should throw the whole complex of building our environment and the determination of land use into the political arena.

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The present zoning system, at any event, breeds only confusion and worse. It must be reformed to make our metropolitan areas livable, honest, attractive and safe for all Americans.

12-6-66

Cities Face a Dismal Future

By JOSEPH ALSOP

Washington.

THE CENSUS BUREAU has been doing some further work on population trends in the United States. The results point to the same old demographic nightmare of the American future — an urbanized nation with affluent white suburbs encircling rotting, mainly Negro core-cities.

On the surface, the results may not appear quite as hair-raising as they really are, for one must know how to read the figures.

* * *

BRIEFLY, between 1960 and 1965, America's cities suffered a net decline of 270,000 in their total white population. The Negro population of the cities meanwhile grew by 2 million. And while the suburbs gained 9.252 million whites, they admitted only 400,000 additional Negroes.

But these are over-all figures, covering all the growing cities of this country, including the larger cities that have not as yet become targets of intensive Negro immigration and, above all, including the numerous smaller cities where the white emigration to suburbs has not yet become a headlong flight.

* * *

EVEN SO, an immense suburban immigration is concealed in the over-all totals. For the white population of the cities instead of declining slightly ought to have grown by 4.5 million in the period in question. Thus, nearly 5 million people in the increased population of the suburbs are, in fact, refugees from the center-cities, the rest being former country dwellers and the results of normal population growth.

One or two studies of individual cities have also been done by the Census Bureau. They were made for special reasons and, thus, did not cover any of the more extreme and interesting cases, such as Baltimore or St. Louis.

* * *

ONE OF THE cities studied by the bureau was Cleveland. Its total population is now a bit above 800,000, which is a 65,000 decline from the former peak. Behind that decline there is a loss of white population of 91,000 and a gain of Negro Clevelanders of 26,000. Over-all, therefore, Cleveland is now 34.5 per cent Negro.

Buffalo is another city where the basic trend is not far advanced. With just above 480,000 population, it is still only 17.4 per cent Negro. But since 1960 Buffalo, too, has lost 13.5 per cent of its white population and has increased its Negro population by 14.4 per cent.

For the most advanced cases — the cities that show us where we are really heading — over-all figures are lacking, alas. But in Washington, D.C., the Negroes in the elementary school population have again moved up a notch, from just under 90 per cent to 92.8 per cent. In Baltimore, too, the Negro percentage of elementary school children has gone from 64.3 to 65.4, and in St. Louis there has been a rise from 63.5 to 64.5. The school figures obviously predict the ghetto-cities of the future.

* * *

BEHIND THIS process that is transforming our center-cities into huge Negro ghettos there are, of course, two subprocesses. One is the white emigration to the suburbs, above mentioned. The other is the Negro emigration from the South.

66

Model Cities and Rent Aid Approved by House Panel

By MARJORIE HUNTER
(Copyright 1967 by the New York Times Co.)

WASHINGTON — The House appropriations subcommittee that usually sets patterns for spending on housing has agreed to retain the controversial model cities and rent supplement programs.

Until Tuesday, the future of both programs had been in doubt, despite persistent prodding by the White House.

The subcommittee approved funds for the two programs, but its action could be overturned by the full Appropriations Committee, by the House itself or by the Senate.

However, it now appears that model cities and rent supplements are over the hump, although the subcommittee's recommended funds fall short of the sums requested by President Lyndon B. Johnson.

Under the subcommittee agreement, not yet formally announced, about half the sums asked by the President would be appropriated for the fiscal year starting July 1.

However, if cleared by the full committee and the House, the total appropriations for the housing program are likely to be increased by the Senate—and subsequently accepted by the House—to about two-thirds of the President's requests.

$412 MILLION

The White House had asked $412 million for the model cities program, plus $250 million for urban renewal projects in the model cities. The President also asked $40 million for rent supplements for the poor.

The model cities program, the keystone of Johnson's efforts to attack urban blight, was authorized by Congress last year after months of trimming, amending and confusion.

The program links federal spending with local efforts in concentrated attacks on the physical and social ills of selected slum neighborhoods.

$11 MILLON LIMIT

When Congress authorized the program last year, it limited appropriations to $11 million for planning in the current fiscal year ending June 30.

Approximately 190 cities and towns in 47 states had submitted applications for planning funds by the deadline last Monday. Of these, about 60 to 80 will be chosen, probably within the next 60 days.

The rent supplement program under which the federal government subsidizes a portion of the rent poor families pay, has had an even stormier congressional career than model cities.

Liu Armed For Coup, China Says

ORREST EDWARDS

ONG (AP) — A long, all newspaper in eported that Red nt Liu Shao-chi rs stockpiled equipment Mao Tse- place of

Gift from Chiang

TAIPEI, Formosa (AP) — Nationalist China's President

No Nuclear For Hanoi

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By BE
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WASHINGTON—Sec Foreign Affairs Comm not contemplating an

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Downtown Beautifying Plan Gets City Okay for Phase 2

By JOHN MEDLIN

Atlanta's dreams of tree-lined downtown streets, fountains and urban parks is gaining momentum.

New plans submitted by the Downtown Beautification Committee to Mayor Ivan Allen and city officials received approval from the city's leaders. Permission to move into Phase 2 of its project was given the committee.

Phase 1 saw the creation of Edgewood Park, and the planting of trees along Edgewood Avenue. Mrs. Carolyn Embry, committee chairman, said the second phase of the program had more extensive projects on the planning board.

AN OUTSTANDING feature of the proposed beautification is a plan to widen sidewalks on Walton and Marietta streets. These new mall-like promenades would be planted with trees, as on Edgewood, and would include some sidewalk furniture and new lighting.

Islands now in Marietta Street would also be developed, with shrubbery and fountains.

Andre Steiner, head of the planning department for Robert and Co. Associates and president of the Georgia Urban Design Committee, submitted sketches at the meeting. Mr. Steiner has long advocated scenic walks, parks and fountains to beautify downtown Atlanta.

THESE SKETCHES, plus photographs and other information, are to be compiled into a book, which will be published around the first of May. The committee plans to submit the book as part of an application for federal aid to finance the project. Mrs. Embry hopes to obtain about half the money required from the federal government. She pointed out that the City of Atlanta, rather than the committee, is the party which must make application for federal money.

"We hope for support from the businessmen of Atlanta to supply the other half," she said.

Businessmen already are responding to the project, according to Mrs. Embry. The executive committee of the Commerce Club of Atlanta has donated $10,000 for study and publication of the committee's book, and has organized a planning committee of 28 civic leaders to offer recommendations for beautification.

A PRIVATE DONATION for work on Marietta Street has also been received.

Targets for improvement which head the committee's new list include the area from the Candler Building to Plaza Park; from Five Points to the Federal Reserve Bank along Marietta Street; along Broad Street from Marietta Street to Hunter Street; and along Hunter Street from the Spring Street viaduct to the Capitol area.

Mrs. Embry remarked that the committee's efforts were not the only ones currently in progress on urban beautification. "John C. Portman is doing the same thing at the other end of Peachtree, near Baker Street, and the Jaycees have a beautification committee, headed by Charles Cooper, which is making a study of billboards and signs downtown," she said.

Cochairman of the 30-woman Downtown Beautification Committee is Mrs. Grace Smith. The committee was organized by the Women's Chamber of Commerce, and Mrs. Embry has been chairman since it began.

U.S. Studies Zone South Of Capitol

By MARION GAINES

The social and physical renovation of a section of Atlanta—described by Mayor Ivan Allen Jr. as "the largest project and effort by far that the city has ever undertaken"—was unveiled Tuesday at City Hall.

The proposed program of renovation will encompass some 3,000 acres of the city, primarily in southeast Atlanta and the area south of the State Capitol.

The area to be rehabilitated would embrace more territory than has been included in all of Atlanta's urban renewal projects put together.

FEDERAL SPONSOR

The program will be carried out under the federal government's "Demonstration Cities" project—if Atlanta is approved as one of the cities.

City officials briefed representatives of federal, county, social services and other agencies on the proposal Tuesday at City Hall. They expressed "great confidence" that the project would be approved by the federal government.

Collier Gladin, the city's planning chief, told the representatives of the city's plan to apply within the next six weeks for a federal planning grant to make Atlanta eligible to become one of the nation's "Demonstration Cities."

PAVE THE WAY

Approval of the application by federal authorities would pave the way for millions of dollars in rehabilitation projects to be poured into the area, said Gladin.

Although no firm estimates are available at this time, he said, "$100 million is not an unreasonable expectation."

The area proposed as Atlanta's "model neighborhood" is bounded on the north by the I-20 Expressway; on the west by Lee Street; on the south by the A&W. P Railroad, and on the east by the belt-line railroad in the vicinity of the old Key Golf Course.

Included is all of Grant Park in the eastern section and the old State Farmers Market in the western corner.

STADIUM AREA

The northeast corner starts just beyond I-20 and Chester Avenue. The Atlanta & West Point Railroad crosses Boulevard SE just south of Mead Street, Hill Street above Englewood Avenue, Capitol Avenue at the intersection of University Avenue and McDonough Boulevard and Stewart Avenue just south of University.

The demonstration area also includes Cheney Stadium, the Salvation Army College on Stewart Avenue, Adair Park, Pitman Park, the Southeastern Industrial Area at Glenn Street and Stewart Avenue and the Atlan-

Continued on Page 10, Column 1

Associated Press Wirephoto

grandson of the famed World
rst air raid on Tokyo, gets his
bars pinned by his fiancee, **Pat**
ercises Tuesday at Texas A&M
Tex. He will attend graduate
duty.

son, **Michael Scott** has filed suit against Miss Calvet for recovery of $678,000 in gifts he says he gave her.

Mrs. Oswald, Too

Mrs. Marguerite Oswald, mother of **Lee Harvey Oswald,** jumped into the William Manchester "The Death of a President" controversy Tuesday in New York by saying she objects to some of the references to her and her son in the book. A practical nurse, she charged the book defamed her by describing her as a "shifter of bodies and bedpans." . . . Entertainer **FRANK SINATRA'S** appearance before a federal grand jury in Las Vegas, Nev., was put off from Tuesday to Thursday. The singer and former part owner of two casinos was subpoenaed to appear before the federal panel investigating possible tax evasion by Nevada gambling casinos.

Martha Honored

The Distinguished Service Award of the Women's Forum on National Security was awarded to comedienne **Martha Raye** Tuesday night in recognition of her work in Vietnam entertaining the troops. . . . Actress **Sophia. Loren,** who suffered a miscarriage 12 days ago, resumed work Tuesday on her latest film, "A likely **Story."** . . . **Princess Irene** of Greece will visit Converse College in Spartanburg, S.C., Thursday and Friday during a six-week tour of cultural facilities in the United States.

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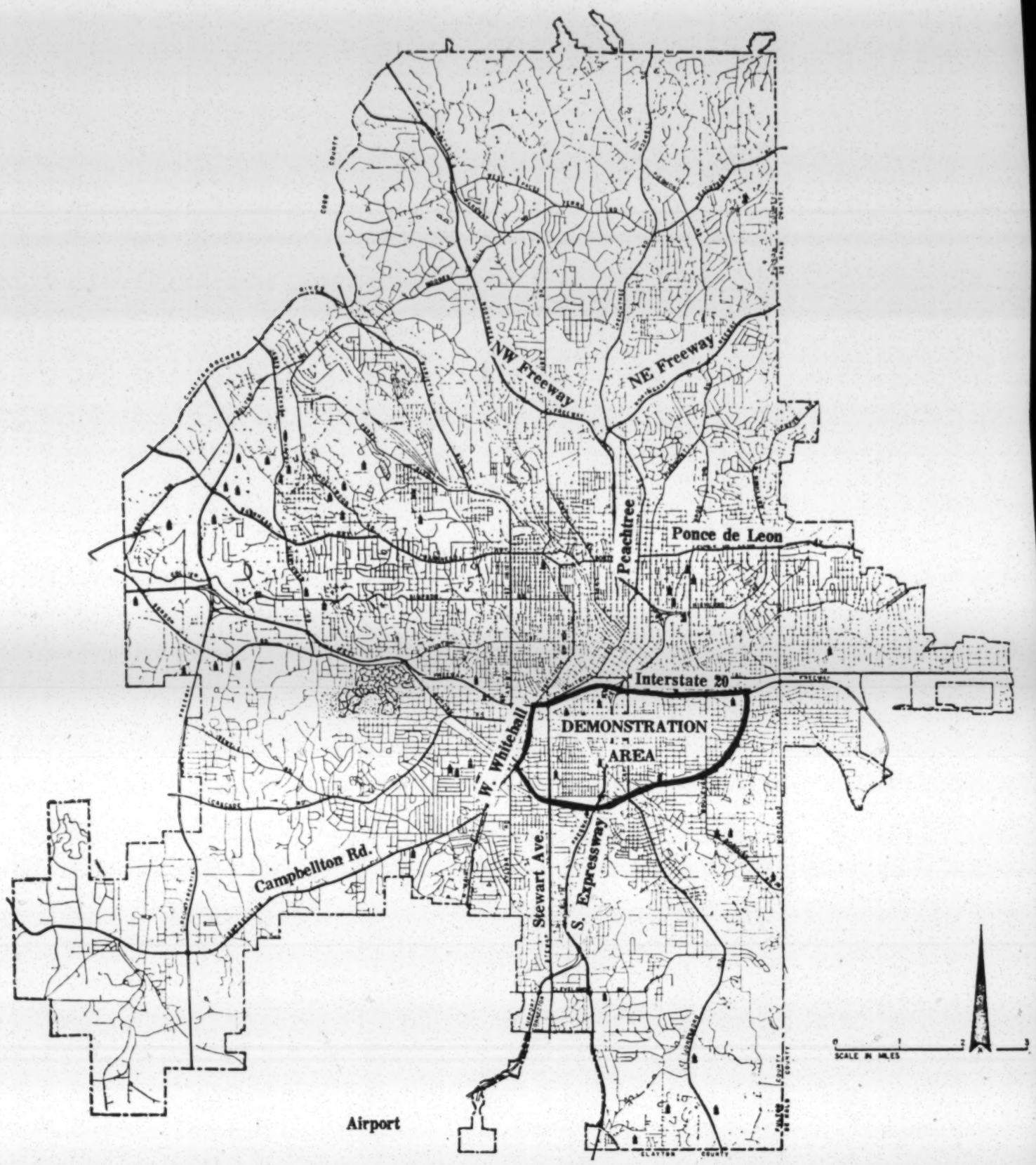


Map Shows Position of Proposed Massive Urban Renewal Area South of Capitol

Model Neighborhood Urged In Biggest Renewal Yet Here

Continued from Page 1

ta Stadium-Fulton County Juvenile Court area.

Mayor Allen said the renovation of the 3,000 acres "will set standards for the balance of the city" in improvements.

He said the program "includes the tying together of all the agencies"—city, county, social services, health, welfare, housing and others—"to help us rebuild this section of the city."

Gladin said the project would emphasize social rehabilitation of the area and not physical removal of the people living there. This is what has happened in some other government projects.

He said meetings will be Feb. 1 and 2, at sites to be announced, to acquaint the residents with the program and to invite them to help planners with the project.

The area is about 40 per cent white and 60 per cent Negro.

City officials expressed confidence that with the proper planning application, Atlanta will be selected as one of the country's "Demonstration Cities" to share in an expected $1.2 billion appropriation by Congress.

Funds for the demonstration will be furnished 80 per cent by the federal government and 20 per cent by the municipality with expectations that the refinancing of certain programs by the U.S. will put it on a 90-10 basis.

Gladin said the section of the city chosen for the "model neighborhood" project covers 10 per cent of the city's population and 19 per cent of its "poverty households."

It also includes 36 per cent of the city's slum "housing problem"; 20 per cent of the city's illiterates; a high mortality rate, and 25 per cent of its juvenile delinquency, said Gladin.

By the Year 2000

Sixty per cent of the mainland U. S. population will be living within three major urban region zones by the turn of the century: the Metropolitan Belt, the California Region, and the Florida Region. These three regions are projected to increase from a 1960 population of 82.2 million to 187.3 million by 2000.

In addition, there will be 13 outlying urban regions and 6 free-standing metropolitan areas of one or more million persons each. The total population of these 19 outlying regions and metropolises will be about 52 million.

Thus by the beginning of the next century, 77 per cent of the population of coterminous U. S. (48 states and the District of Columbia) will be living in only 11 per cent of the land area.

from Dr. Jerome P. Pickard
Research Director of the Urban Land Institute
reported in *Urban Land,* Release by Urban Land Institute, March 14, 1967

Nov. 17

Atlanta, Gainesville Get 'Model City' Aid

By ART PINE
Constitution Washington Bureau

WASHINGTON — The Department of Housing and Urban Development said Thursday it has selected Atlanta and Gainesville to take part in the Johnson administration's first model cities program.

The Georgia cities will be awarded initial planning grants as soon as HUD officials "finalize" the amounts — probably within one week, Secretary Robert C. Weaver announced.

The two were among 63 U.S. cities included in the maiden program. Four other Georgia cities — Alma, Athens, Camilla and Douglas — applied, but were turned down.

The announcement of the model cities, expected "momentarily" for more than six months, was made at a standing - room - only press conference Thursday morning.

The agency had clamped a tight lid on premature release of the list — partially, Weaver admitted Thursday, to attract more congressional votes for the program's appropriations bill.

Congress finally provided some $11 million in planning funds, which Weaver said will be divided among 66 "model neighborhood" projects in the 63 cities.

Atlanta has applied for $500,690 in planning funds, and Gainesville has asked for $98,374. But Weaver hinted Thursday that probably neither would get the full amount.

"The $11 million in planning money won't go very far," the secretary said. "We anticipate that most of the grants will be between $50,000 and $350,000 in size."

The Atlanta proposal calls for a massive improvement program covering a 3,935-acre blighted area one-and-a-half miles from the center of the city.

The section, bounded by Lee Street, Interstate 20 and the Belt Line Railroad, includes about 48,000 persons — mostly Negroes — now housed in "substandard" or "dilapidated" dwelling - units.

City officials have said the area — which has the highest rates of poverty, illiteracy and crime in the city — "combines all the facets of blight and deterioration."

To attack the problem, the city has proposed an all - out program designed to upgrade housing, education, community facilities and employment opportunities.

The Gainesville proposal in-

Continued on Page 13, Column 1

Mayor Hails U.S. Grant; City Gets Wheels Rolling

By ALEX COFFIN

Mayor Ivan Allen expressed delight at Atlanta being designated for a model city planning grant and the City Personnel Board created six positions—including project director—Thursday.

Allen said the grant will help Atlanta "prepare plans and programs for an exciting rebuilding of almost one-tenth of our city."

The mayor said the impact will be greater than other federal programs now in operation.

He added, however, that the program may take five to 10 years to complete. "This is just the beginning," he said.

Although no planning grant total has been announced, Allen said he expected the city would get 50 to 75 per cent of the $500,690 it had sought.

The city several weeks ago got a $100,000 grant for economic planning and development. Dan Sweat, governmental liaison director at City Hall, said this will help if Atlanta doesn't get the full $500,690. But, he hastily added, only about $18,000 of the $500,690 was earmarked for this area.

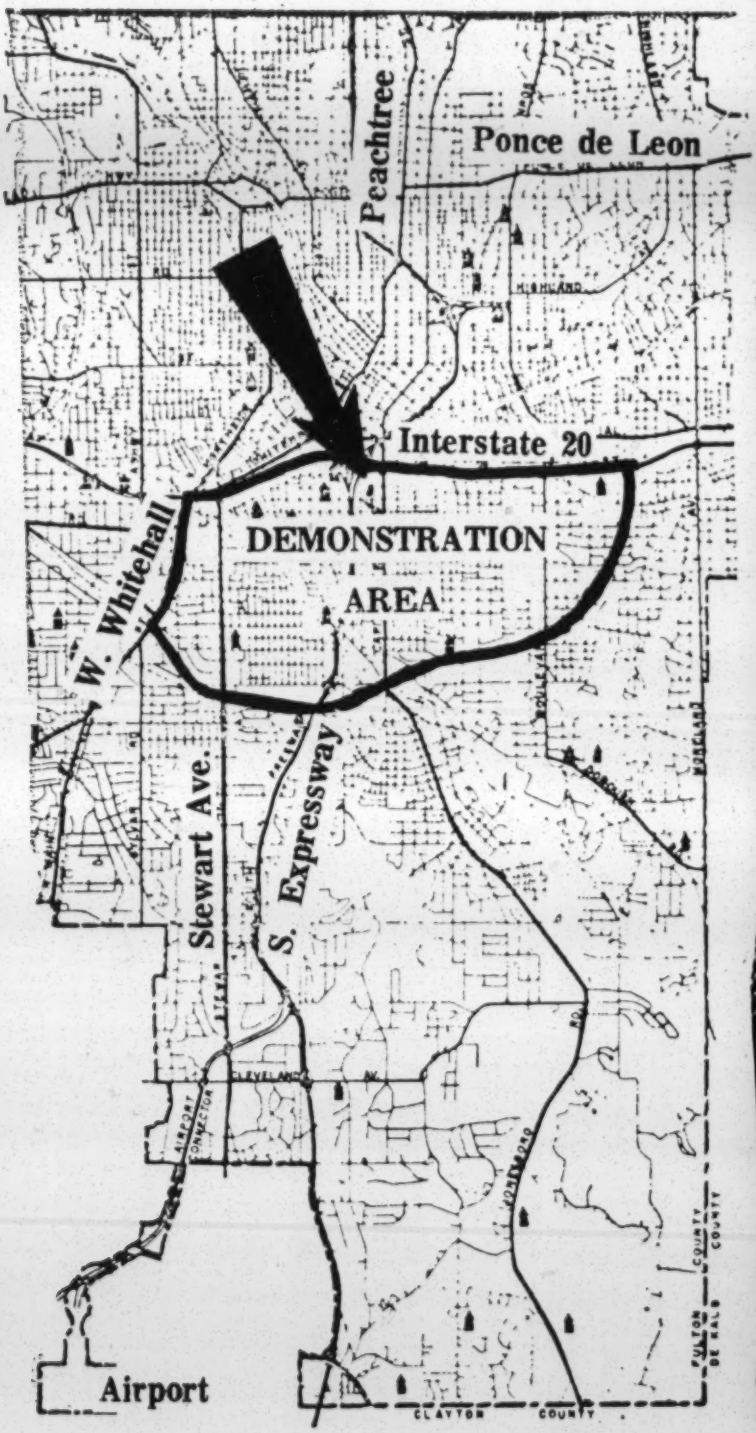
The city's planning also will be aided by the Community Improvement studies in process for about two years.

The City Planning Department, while waiting on the federal planning grant, started studies on what the city could do under the model cities program.

But, Mayor Allen promised again Thursday that citizens of the neighborhood will play a large part in the planning process.

The City Personnel Board met Thursday morning to set up the six model city positions.

Continued on Page 13, Column 3



MAP SHOWS POSITION OF PROPOSED RENEWAL AREA
Arrow Points Out Capitol and Stadium Locations

2 Georgia Cities Get Model Funds

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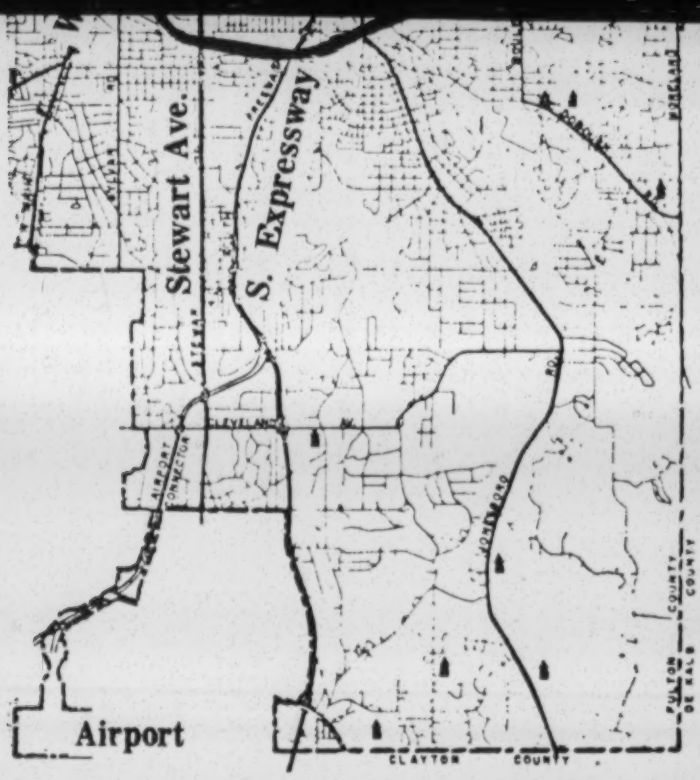


MAP SHOWS POSITION OF PROPOSED RENEWAL AREA
Arrow Points Out Capitol and Stadium Locations

2 Georgia Cities Get Model Funds

Continued from Page 1

cludes a similar program for a three neighborhood area comprising about 7,700 of the city's 18,200 persons — almost 61 per cent of them poverty-stricken.

The city plans to develop new methods of administering social services institute job-training programs and experiment with low-cost housing.

ONLY FIRST PHASE

The $11 million in planning funds is only the first phase of the pioneer program. The department will release a second round of $12 million more sometime next summer.

Those cities who complete planning operations to the satisfaction of HUD officials will be eligible for program grants to carry out their proposals. Congress has voted $300 million for this purpose.

Weaver said the agency would be accepting applications for the second round of planning grants next December, and urged those cities which were turned down this time to re-apply.

The secretary said HUD officials would "be glad to work with local officials in those cities to help them prepare meaningful programs."

Some 193 U.S. cities applied for funds during the first phase of the program this time, but only 66 applications were accepted.

Among the Georgia cities rejected, Alma had asked for $40,720; Athens, $106,658; Camilla, $36,148; and Douglas, $86,496.

In making the announcement Thursday, Weaver lost no opportunity to chide Congress for appropriating only about 45 per cent of the funds the administration requested.

"President Johnson has fought against great odds to get these funds appropriated," Weaver told newsmen. "There were some who sit in Congress who could not see the benefits of this program."

Congressional reaction was just as critical of HUD Thursday, however—especially in the way the agency handled congressmens' inquiries about model cities applications from their districts.

Rep. W. S. (Bill) Stuckey Jr., D-Ga., whose eighth District includes both Alma and Douglas, said HUD officials had all but promised him that Douglas would be included.

"They even told me I could go ahead and prepare a press release on it," Stuckey said Thursday. But when the announcements were made, the Georgian found neither city in his district was on the list.

ONLY 14 APPROVED

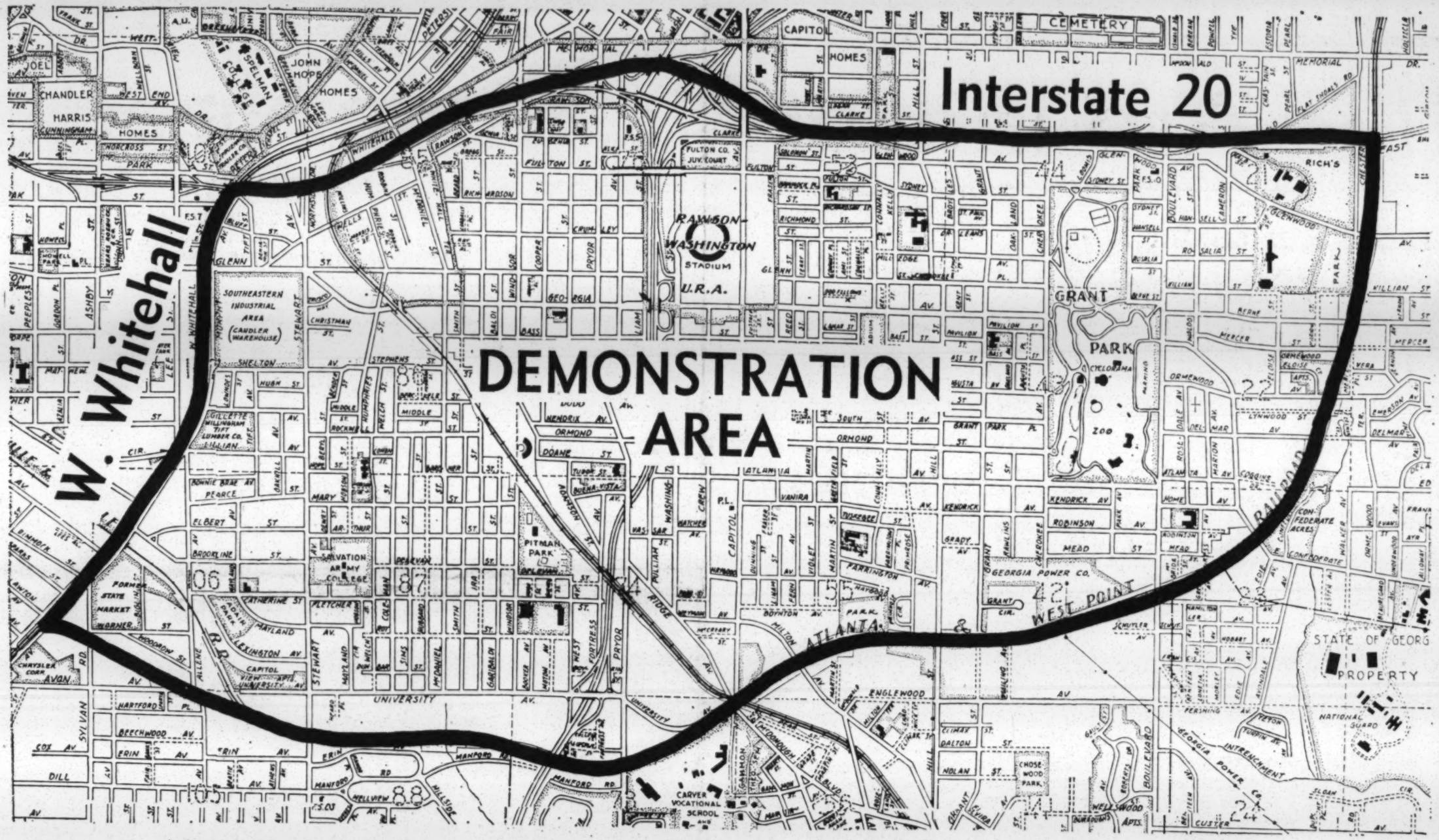
In all, there were only 14 Southern cities on the approval list released Thursday.

Others besides Atlanta and Gainesville included Charlotte, N.C.; Nashville and Smithville, Tenn.; Norfolk, Va.; Huntsville, Ala.; Tampa and Dade County, Fla.; and Texarkana, Ark.

Four Texas cities made the list—Eagle Pass, San Antonio, Waco and Texarkana.

Weaver said the cities selected were chosen because HUD officials thought the funds would provide "maximum impact" in solving local problems.

Kindergart



Atlanta's Model City Site Covers 3,000 Acres and Includes Many Landmarks, Such As Atlanta Stadium, Grant Park

'EXCITING REBUILDING'

Model City Site Is Historical

By RALEIGH BRYANS

With the Model Cities planning grant it is receiving, Atlanta is embarking on an ambitious experiment to prove —along with other U.S. cities —that urban blight can be licked.

What Mayor Ivan Allen has called an "exciting rebuilding of almost one-tenth of our city" will be attempted in a 3,000-acre sector of Atlanta lying just southeast of the State Capitol and City Hall.

It is an historic part of Atlanta. Here, fashionable Atlantans once made their home and here still are fa-

cal public and private efforts."

A coordination of effort in the war on slums and poverty is something the city and the nation long have needed. There has been little success so far in merging the activities and programs of a proliferation of agencies, public and private, that are active in the war in some degree.

The sort of coordination that is contemplated in the Model Cities program is suggested by the composition of an "executive board" Atlanta will establish to guide the local program.

model cities area will be to improve housing, streets and sewers, public utility services, all community facilities and parks and recreational facilities in particular, health and welfare services, job opportunities and training for jobs and educational programs.

"The program," says Mayor Allen's key assistant, Dan

NEWS —ANALYSIS

Sweat, "is not simply a coordination of effort but a search for new ideas and techniques."

able to residents.

With another $70,000 of the EDA grant, the city is hiring the Industrial Development Division of Georgia Tech to devise an economic development program for the area.

An important phase of this program will provide an inventory of the jobs already available in the Model Cities area as well as a census of skills and training.

Not only can these help place people in available jobs but they can guide programs to train or retrain individuals or to lure in businesse or industries who can employ skills and training already avail-

problems in the area will go beyond work to broaden job opportunities.

Mr. Sweat feels strongly that a key to ultimate success is a revision of curricula in the schools to adapt them more fittingly to the needs of the people in the area.

THE CITY has embarked on a long-range experiment that will involve expenditure of millions of dollars and tremendous effort by all concerned — including the people of the area.

The Demonstration Cities Act which fathered the Model

provided that residents of the area must be deeply involved in all that is done.

Neighborhood participation is to be achieved through an electoral process that will send representatives first to four "neighborhood councils" and then to the "executive board."

A task immediately ahead for officials is that of building a staff organization to run the program. Aldermen are expected to authorize creation of four key staff positions on Monday and efforts to recruit the people to fill these already

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It is an historic part of Atlanta. Here, fashionable Atlantans once made their home, and here still are familiar landmarks that date from a more affluent era—Grant Park and the Cyclorama.

Though people of substance still make it their home—a city alderman and the school board president live there—the neighborhood for many years has been in transition.

ITS STORY in fact is the story of urban blight. Houses once grand or even modest first changed hands, then became rental properties, and thereafter began to attract succeeding waves of less and less fortunate tenants.

Age and wear and lack of care have caused deterioration, social and physical, that has given the city one of its worst slums—the Summerhill-Mechanicsville area where a Negro slum riot broke out in 1966.

The area, which is 3.7 per cent of the city's total land area, has 19.8 per cent of the city's substandard housing units, 11.8 per cent of its illiterates, 19.1 per cent of its poverty-level families, 24.9 per cent of its ADC (Aid to Dependent Children) cases, and 19.2 per cent of its Old Age Assistance cases.

Significantly, the city's selection of this area for its Model Cities project has stirred little protest, though there are other areas of blight where residents conceivably might wonder, "Why didn't they pick us?"

CITY PLANNERS feel there is a general concession by all that their selection of the area was on sound grounds.

When Mayor Allen spoke of a "rebuilding" of the area, he was not using the word in its strictest sense. The Model Cities program is not just slum clearance, or housing rehabilitation, or urban renewal, though it will involve all of these.

There is to be social rebuilding, and economic rebuilding. And there is to be an effort to get at the root causes of poverty and urban blight.

A definition of the Model Cities provided by Washington officials goes like this:

"A new program designed to demonstrate how the living environment and the general welfare of people living in slum and blighted neighborhoods can be substantially improved . . . through a comprehensive attack on social, economic and physical problems in selected slum areas . . . by federal, state and local public and private efforts."

A coordination of effort in the war on slums and poverty is something the city and the nation long have needed. There has been little success so far in merging the activities and programs of a proliferation of agencies, public and private, that are active in the war in some degree.

The sort of coordination that is contemplated in the Model Cities program is suggested by the composition of an "executive board" Atlanta will establish to guide the local program.

AN ORDINANCE that will go to the Board of Aldermen on Monday proposes that this executive board include the following:

The mayor, two members of the aldermanic board, the president of the Atlanta Board of Education, the chairman of the Fulton County Commission, some person appointed by Gov. Lester Maddox, three members to represent the private sector of the community, one person to be appointed from the city's Negro leadership, one person to represent the general public, and one person selected by and from the membership of a committee formed by citizens of the Model Cities area.

A "technical advisory board" which also is up for aldermanic approval on Monday also reflects the effort to coordinate efforts of a variety of public and private agencies.

This board will have representatives from Economic Opportunity - Atlanta, Inc.; the Community Council of Atlanta, Inc.; the Atlanta Chamber of Commerce, the Salvation Army, the public utilities, state and local welfare departments, and others.

The over-all program is also expected to engage every city department in a degree and intensity not necessarily evidenced heretofore.

In general, the effort in the model cities area will be to improve housing, streets and sewers, public utility services, all community facilities and parks and recreational facilities in particular, health and welfare services, job opportunities and training for jobs and educational programs.

"The program," says Mayor Allen's key assistant, Dan

NEWS ANALYSIS

Sweat, "is not simply a coordination of effort but a search for new ideas and techniques."

THE INITIAL Model Cities grant of $152,000 is for planning only, but additional grants are expected to cover the bulk of costs. Local and state governments will bear substantial costs.

It is expected that Uncle Sam will pay 80 per cent of planning costs, 80 per cent of administrative costs, all relocation costs, the normal federal share of federal-aid programs already under way or to be started in the area, and some costs of new services and facilities in the area.

The city will seek federal grants from departments not directly involved in the Model Cities program. It already has obtained one such.

An EDA (Economic Development Administration) grant of $100,000 is enabling the city to get to work immediately on improving the economic welfare of people in the area.

With $18,000 of this, the city is hiring The Research Group, a private firm of consultants, to develop what will be a small-scaled adaptation of the Atlanta Chamber of Commerce's "Forward Atlanta" Program."

THE OBJECTIVE of the program is luring new industries and businesses into the Model Cities area in order to expand the pool of jobs available to residents.

With another $70,000 of the EDA grant, the city is hiring the Industrial Development Division of Georgia Tech to devise an economic development program for the area.

An important phase of this program will provide an inventory of the jobs already available in the Model Cities area as well as a census of skills and training.

Not only can these help place people in available jobs but they can guide programs to train or retrain individuals or to lure in businesse or industries who can employ skills and training already available.

Unemployment demonstrably is one of the key problems in the Model Cities area. The unemployment rate there is 5.4 per cent, against 3.4 per cent for the city as a whole.

And what the city plans to do to ease the unemployment problems in the area will go beyond work to broaden job opportunities.

Mr. Sweat feels strongly that a key to ultimate success is a revision of curricula in the schools to adapt them more fittingly to the needs of the people in the area.

THE CITY has embarked on a long-range experiment that will involve expenditure of millions of dollars and tremendous effort by all concerned — including the people of the area.

The Demonstration Cities Act which fathered the Model Cities program specifically provided that residents of the area must be deeply involved in all that is done.

Neighborhood participation is to be achieved through an electoral process that will send representatives first to four "neighborhood councils" and then to the "executive board."

A task immediately ahead for officials is that of building a staff organization to run the program. Aldermen are expected to authorize creation of four key staff positions on Monday and efforts to recruit the people to fill these already have begun.

Can prayer give one the intelligence with which to tackle business problems?

You are Invited to Hear a
Christian Science Lecture
SPONSORED BY
FOURTH CHURCH OF CHRIST, SCIENTIST
3:00 P.M. SUNDAY NOVEMBER 19
AT
DRUID HILLS

Moreland
This copy has a breakdown of the estimates.

MEMORANDUM

TO : Moreland G. Smith, Southern Regional Council

FROM : John A. Brown, Candeub, Fleissig and Associates

SUBJECT: Model Cities Program

DATE : December 6, 1967

In response to your request, this memorandum sets forth our estimates of cost for the consulting services discussed by us last week and as described briefly below. This is not a proposal but rather our opinion of the approximate cost of these services if undertaken by a reputable consulting firm. We look forward to the opportunity of submitting a proposal for specific services if your project moves ahead as anticipated.

Generalized Scope of Services

It is our understanding that the SRC desires to undertake a project which would, in effect, monitor the planning stage activities of the fifteen Model Cities programs recently initiated in the South. This activity would also be designed to provide to the disadvantaged area residents (neighborhood advocates) the necessary tools with which to participate in and judge the progress of the overall planning stage activities. The consultant's role would be to serve as a technical resource and advisor to both the SRC staff in Atlanta and the neighborhood advocates engaged and funded in each city by the SRC.

In general, the consultant would be required to do the following:

1. Participate in a series of initial meetings with the residents of the Model Cities neighborhood to assist in orienting them to the Model Cities program and to gain the confidence of their leadership.

2. Make additional field trips to the city during the one year planning period to become generally familiar with the local Model Cities area, to become acquainted with the city's staff and the neighborhood advocates and to examine specific areas of concern to both the SRC staff and the neighborhood advocates.

3. Confer with the SRC staff and the neighborhood advocates in Atlanta to discuss and advise on questions of planning, citizen participation, programming and other aspects of the Model Cities planning effort.

4. Serve as a technical resource and sounding board by letter and phone to the neighborhood advocates on the above questions.

Approximate Cost

Costs herein are estimated for one city and multiplied by fifteen to determine total costs. While costs will vary according to the size and complexity of the specific Model Cities programs and their distance from Atlanta, these average costs provide a convenient method of determining approximate costs at this time, short of undertaking detailed estimates for each individual city. Average costs are estimated as follows:

1.	(Approx. 3 trips of 1 day each by 2 people) Initial orientation meetings	$1,200.
2.	(Approx. 3 trips of 3 days each by 2 people) Additional field trips to city	3,600.
3.	(Approx. 20 consultations of 1/2 day each by 2 people) Office consultations	4,000.
4.	(Approx. 32 occurances at 1/2 day each) Letter and phone consultations and other time required (preparation of materials, etc.)	3,200.

Total labor per city (Approx. 60 man-days @ $200/day) → $12,000

(This estimate includes the cost of salaries, overhead and profit.)

In addition, travel and subsistence is estimated as follows:

Travel to-from city	(6 trips by 2 people @ $100 each) →	$1,200.
Local travel	(6 trips at $50 each) →	300.
Subsistence	(20 days at $25/day) →	500.
Total travel per city		$2,000.

These costs are summarized as follows:

Labor	$12,000.
Travel	2,000.
Materials	1,000.
Contingency	3,000.
	$18,000./city x 15 cities =
	$270,000.

For budget purposes, I would round this figure to $300,000.

Please let us know if you need any further detail or have questions about this estimate.

THE NEW YORK TIMES, SUNDAY, DECEMBER 17, 1967

Baltimore Merchants Renew the Slums

By JOSEPH P. FRIED

With perseverance and long-sought Government aid, a group of neighborhood merchants in Baltimore are demonstrating how people like themselves can work to generate community rehabilitation.

They are completing the first phase of a project that they hope will be the first step in combatting commercial and residential blight in three neighborhood shopping areas in their city.

Because these areas typify districts that are often overlooked in efforts to fight urban decline, the Federal Government is hoping that the Baltimore project will be instructive to other cities facing the same challenge.

The areas involved are a badly blighted, 18-block section centering on Pennsylvania Avenue, northwest of downtown Baltimore; a smaller district centering on Light Street, just south of the central business district, and another small district centering on Monument Street, about two miles east of the downtown area.

The Pennsylvania Avenue region is primarily inhabited by Negroes, the Light Street section is mostly a white area marked by what a city official calls a "medium degree of blight," and the Monument Street area, into which an increasing number of Negroes are moving, is showing the first signs of decline.

It was concern for the commercial portions of such areas of Baltimore that originally sparked the local merchants to undertake their program, which has come a long way from its early days as an unsophisticated plan for self-rehabilitation.

This description of the project's beginning was given by Herman Katkow, director of the Mayor's Advisory Committee on Small Business, which has been the nucleus of the program.

"When we started out, we were amateurs, accidental planners," said Mr. Katkow, whose own career reflects the progress of the project. The operator of a women's apparel shop on Pennsylvania Avenue, Mr. Katkow—whose salary as the mayoral committee's director is paid by the city—was president in 1960 of Affiliated Merchants, Inc., an organization of neighborhood business associations.

This organization was deeply concerned about the decline of a number of neighborhood commercial areas that were not part of Baltimore's central business district and were not included in the city's major urban renewal plans.

One of these plans was the $130-million Charles Center downtown redevelopment program, which has since blossomed into one of the nation's most successful projects of its kind.

"But what was needed was a poor man's Charles Center," Mr. Katkow said recently, in describing the needs of small commercial areas lying outside the downtown section. Such areas, he and others believe, generally have not received the urban-renewal attention they deserve, as contrasted with commercial areas that lie within downtown districts in America's large cities.

In response to Affiliated Merchants, Inc., the Mayor's advisory committee was formed in 1960, and it began seeking funds for a professional planning study to determine how neighborhood merchants could help stem local commercial decline.

"For several years we tried city, state and Federal agencies without luck. There was a great deal of bureaucratic red tape," Mr. Katkow recalled.

Finally there was an encouraging reply from the Department of Housing and Urban Development in Washington, but it wanted the Baltimore applicants to be more specific in their possible solutions.

"We discussed it again and decided that to upgrade business facilities and not surrounding residential areas would be futile because in 15 years we would be back where we had started," Mr. Katkow said.

Varying Degrees of Blight

The Pennsylvania Avenue and the Light and Monument Street areas were selected not only because they had varying degrees of blight, but also because they had the highest degree of potential merchant cooperation.

The new scope of the proposed development study was acceptable to the Department of Housing and Urban Development, and in January, 1966, it announced a $108,000 demonstration grant to finance the study. This has now been completed by Candeub, Fleissig & Associates, city planning consultants of Newark.

For the Pennsylvania Avenue area, the study proposes eradication of stores being used by such entrepreneurs as gypsy fortune tellers and the creation of a "town center" that would include schools, a cultural complex and a center for municipal offices serving the area. These, as well as high-rise residential buildings and pedestrian plazas, would be built around a redeveloped business core in which Negro merchants would be encouraged to relocate.

The development "should involve participation of the local residents in the initial planning phases, so that a truly unique town center serving their specialized needs or desires could be created," the development plan urges.

For the Monument Street area, the study suggests new residential facilities and the generation of maximum investment opportunities for merchants and property owners. A basic aim of redevelopment in this area, Mr. Katkow said, is to create a stronger identification between the district's commercial core and Johns Hopkins University, which is nearby.

He noted that there was disagreement over whether new housing units suggested for the area should be occupied by persons connected with the university or by nonuniversity people.

For the Light Street area, there are similar recommendations for new residential or office units and expanded business opportunities, especially for merchants dislocated by the nearby Inner Harbor urban renewal project.

With the Candeub, Fleissig development plan completed, Mr. Katkow's advisory committee has begun a campaign to inform the people in the affected areas about it. Pamphlets are being distributed and a series of meetings will be held next month with business and civic groups whose recommendations will be considered before the advisory panel's final adoption of the proposals in the spring.

"Then," Mr. Katkow said, "we start the long campaign for implementation."

List of Participants

"Model Cities in the Southwest...
The Human Relations Implications" Seminar

Tulsa, Oklahoma
December 20, 1967

1. Mr. Jack D. Middleton, Human Relations Center, University of Oklahoma, 1700 Asp Avenue, Norman, Oklahoma - Director of the Seminar

2. Mr. Alfred E. Aaronson, 1782 East 30th Street, Tulsa, Oklahoma

3. Mr. Oliver Abrams, Indian Education, University of Oklahoma, Norman, Oklahoma

4. Dr. Hiram Alexander, Tulsa Public Schools, 3027 South New Haven Tulsa, Oklahoma

5. Mr. Harold M. Anderson, 1621 East Apache, Tulsa, Oklahoma

6. Mrs. M. E. Arnold, League of Women Voters, 808 South Peoria, Tulsa, Oklahoma

7. Mr. David D. Atkinson, County Commissioner, County Courthouse, 312 West 5th Street, Tulsa, Oklahoma

8. Rev. W. Milton Ayler, John Knox Presbyterian Church, 2929 East 31st Street, Tulsa, Oklahoma

9. Mr. Bentley Baines, Vocational Rehabilitation Center, 1620 East 12th, Tulsa, Oklahoma

10. Mr. Dave Baker, H.U.D., Model Cities, Ft. Worth, Texas

11. Mr. Frank Baker, Tulsa Psychiatric Foundation, 1620 East 12th Street, Tulsa, Oklahoma

12. Mr. Vic Bastien, KRMG Radio, 311 South Denver, Tulsa, Oklahoma

13. Mr. E. D. Brown, 1952 North Main, Tulsa, Oklahoma

14. Mr. Robert M. Brown, Oklahoma Human Rights Commission, P.O. Box 53004, Oklahoma City, Oklahoma

15. Kay Burgess, Executive Director, Magic Empire Council, Girl Scouts, 602 South Cheyenne, Tulsa, Oklahoma

16. Mrs. Mary K, Burns, YWCA and League of Women Voters, 928 South Erie, Tulsa, Oklahoma

17. Mrs. Mary Burrough, CHOICE, 420 West 9th Street, Tulsa, Oklahoma

18. Rev. Robert Caldwell, Catholic Charities, 739 North Denver, Tulsa, Oklahoma

19. Mr. C. Wayne Carpenter, Community Relations Commission, 307 East 31st Street North, Tulsa, Oklahoma

20. Mrs. Mary Jo Carruth, Girl Scouts, 602 South Cheyenne, Tulsa, Oklahoma

21. Helen Casler, Girl Scouts, 602 South Cheyenne, Tulsa, Oklahoma

22. Mr. J. D. Creek, University of Oklahoma Extension Office, 315 Court Arcade Building, Tulsa, Oklahoma

23. Mr. Nolon E. Christian, Family and Childrens Service, 6025 South Cheyenne, Tulsa, Oklahoma

24. Dr. Charles Christopher, 1618 North Lewis, Tulsa, Oklahoma

25. Mrs. Carolyn Cocking, YWCA, 116 West 5th, Tulsa, Oklahoma

26. Mr. Dave O. Cooksey, Vocational Rehabilitation, 920 West Archie, Tulsa, Oklahoma

27. Mrs. Betty Craven, CHOICE, 1108 East Queen, Tulsa, Oklahoma

28. Mrs. Hazel Crawford, Consumer Aide, CHOICE, 128 Pecan Street, Sand Springs, Oklahoma

29. Mr. Pat Cremin, University of Oklahoma Extension Office, 315 Court Arcade Building, Tulsa, Oklahoma

30. Mr. Gilbert Cruter, Director, School-Community Relations, Denver Public Schools, 414 14th Street, Denver, Colorado

31. Mr. Russell F. Daiken, Social Security Administration, Room 362, Federal Building, Tulsa, Oklahoma

32. Mrs. Gertrude V. Deadmon, Consultative Center, 1212 South Frisco, Tulsa, Oklahoma

33. Mr. Jerry Dillon, Tulsa Boys Home, 1427 East 8th Street, Tulsa, Oklahoma

34. Mr. J. C. Doggett, City-County Health Department, 4616 East 15th, Tulsa, Oklahoma

35. Mr. Paul Edwards, 1000 West Harriman, San Antonio, Texas

36. Mr. Robert L. Elkin, Childrens Medical Center, 4818 South Lewis, Tulsa, Oklahoma

37. Dr. Nancy G. Feldman, University of Oklahoma Extension Office, 315 Court Arcade Building, Tulsa, Oklahoma

38. Mr. Charles R. Fellows, Children's Day Nursery, 411 West 3rd, Tulsa, Oklahoma

39. Mr. Weldon Ferguson, Tulsa Association for Retarded Children, 706½ South Boston, Tulsa, Oklahoma

40. Dr. Clyde N. Forrest, University of Oklahoma Extension Office, 315 Court Arcade Building, Tulsa, Oklahoma

41. Mr. Joseph A. Friere, Jr., Greater San Antonio Federation of Neighborhood Councils, 1435 Jewett, San Antonio, Texas

42. Mr. Joe Garrison, Consultative Center, University of Oklahoma, Norman, Oklahoma

43. Mr. W. G. Garrison, 317 Oak Street, Texarkana, Texas

44. Mr. Curtis Classco, Consultative Center, 1212 South Frisco, Tulsa, Oklahoma

45. Mr. W. Paul Gormley, University of Tulsa, Law School, 512 South Cincinnati, Tulsa, Oklahoma

46. Mr. Brad Govan, Executive Director, Community Service Council, 602 South Cheyenne, Tulsa, Oklahoma

47. Mrs. Helen Gray, Girl Scouts, 602 South Cheyenne, Tulsa, Oklahoma

48. Mr. Ruela E. Green, O.E.O., 3923 North Hartford, Tulsa, Oklahoma

49. Mr. Bob Greenwald, Community Relations Service, Department of Justice, 10271 Better Drive, Dallas, Texas

50. Mrs. Virginia Lou Greer, Community Service Council, 602 South Cheyenne, Tulsa, Oklahoma

51. Mr. Bob M. Gunn, CHOICE, 516 South 108th East Avenue, Tulsa, Oklahoma

52. Mrs. Mary Harkins, Tulsa Council on Alcoholism, 221 Parkland Plaza Building, 2121 South Columbia, Tulsa, Oklahoma

53. Jane Hayden, 3112 South Owasso, Tulsa, Oklahoma

54. Lee Hayden, Center for Human Relations Studies, University of Oklahoma, Norman, Oklahoma

55. Mr. John J. Henry, Oklahoma State Employment Service, MidContinent Building 5th Floor, Tulsa, Oklahoma

56. Mr. E. Bryan Henson, Jr., Tulsa County Legal Aid Society, Inc., 630 West 7th, Tulsa, Oklahoma

57. Mayor James M. Hewgley, City Hall, City of Tulsa, Tulsa, Oklahoma

58. Mrs. Jane Hill, Girl Scouts, 602 South Cheyenne, Tulsa, Oklahoma

59. Mr. F. Homan, University of Tulsa, Law School, 512 South Cincinnati, Tulsa, Oklahoma

60. Mrs. Sybil Horn, CHOICE, 1316 East 4th Place, Tulsa, Oklahoma

61. Mr. Samuel W. Hudson, Jr., H.U.D., 918 Taylor Street, Ft. Worth, Texas

62. Mr. P.A. Humphrey, Tulsa Chapter of the National Association of Real Estate Brokers, 1338 East Seminole Street, Tulsa, Oklahoma

63. Helen Inbody, University of Oklahoma Extension Office, 315 Court Arcade Building, Tulsa, Oklahoma

64. Mr. Paul W. Inbody, OEO Task Force, 224 McBirney Building, Tulsa, Oklahoma

65. Mr. David S. Jackson, Tulsa County Association for Mental Health, 1620 East 12th Street, Tulsa, Oklahoma

66. Mr. Elmer E. Jenkins, Consultative Center, 1806 North Boston, Tulsa, Oklahoma

67. Mrs. Helen B. Johnson, CHOICE, R.R. #3, Tulsa, Oklahoma

68. Mrs. Bess Jones, Tulsa Community Chest, 602 South Cheyenne, Tulsa, Oklahoma

69. Mrs. Judy Jones, City-County Health Department, 4616 East 15th Street, Tulsa, Oklahoma

70. Mr. Lahman Jones, Director, CHOICE, 619 East Newton Place, Tulsa, Oklahoma

71. Rev. LeRoy K. Jordan, First Baptist Church, North Tulsa, 1414 North Greenwood, Tulsa, Oklahoma

72. Mr. Martin E. Kantar, D.H. Blain and Co., 66 Beaver Street, New York, New York

73. KBAT Radio News, San Antonio, Texas (Sister station of KRMG Radio, Tulsa, Oklahoma

74. Mr. Harry Kengle, CHOICE, 6904 East Marshall Place, Tulsa, Oklahoma

75. Mr. Robb Lapp, Metropolitan Denver Fair Housing Center, 130 West 12th Avenue, Denver, Colorado

76. Rep. Curtis Lawson, State Representative, 3390 North Lansing Place, Tulsa, Oklahoma

77. Mr. Norris R. Learey, YMCA, Waco, Texas

78. Mr. Billy R. Leathers, Director, OEO Task Force, 224 McBirney Building Tulsa, Oklahoma

79. Dr. Charles H. Lewis, Citizens for Progress, 2527 North Boston Place, Tulsa, Oklahoma

80. Mrs. Gladys Logue, Extension Home Economist, City-County Health Department, 4616 East 15th, Tulsa, Oklahoma

81. Mr. Dean Loyd, Consultative Center, 1212 South Frisco, Tulsa, Oklahoma

82. Mrs. Ellen Manuel, CHOICE, 1363 East 43rd Street, Tulsa, Oklahoma

83. Mrs. Dorothy Mayhue, Community Relations Commission, Room 502, 9 East 4th, Tulsa, Oklahoma

84. Mr. Charles W. McBrayer, Family and Childrens Service, 602 South Cheyenne, Tulsa, Oklahoma

85. Mr. Sam McGowan, CHOICE, 619 East Newton Place, Tulsa, Oklahoma

86. Mr. Robert McGowan, Community Relations Commission, 711 1st National Building, Tulsa, Oklahoma

87. Mrs. Frances McIntyre, Michigan Civil Rights Commission, 900 Cadillac Square Building, Detroit, Michigan

88. Mr. Bernard McLindon, Community Relations Commission, 331 West Main Street, Oklahoma City, Oklahoma

89. Mr. A. E. McMillan, Executive Director, Hutchinson Branch of YMCA, 1120 East Pine, Tulsa, Oklahoma

90. Mr. Mike Miller, KOTV, Channel 6, 302 South Frankfort, Tulsa, Oklahoma

91. Mr. Ron Mize, Department of Planning, 200 North Walker, Oklahoma City, Oklahoma

92. Mr. Tollie T. Moore, Sr., Jobs Unlimited, 615 East Newton Place, Tulsa, Oklahoma

93. Mrs. Rosetto Morris, Feeder Program, 1014 East Pine, Tulsa, Oklahoma

94. Peggi Morrison, Jobs Unlimited, 1161 North Osage Drive, Tulsa, Oklahoma

95. Mrs. Esther Musil, Dairy Council of Tulsa, 312 Wright Building, Tulsa, Oklahoma

96. Rev. Donald Newby, Tulsa Council of Churches, 222 East 5th Street, Tulsa, Oklahoma

97. Mr. Orvie L. Oates, CHOICE, 502 East 40th Street, Tulsa, Oklahoma

98. Father Lee O'Neil, St. Monica's Catholic Church, 633 East Marshall Place, Tulsa, Oklahoma

99. Mrs. DeEtta Perryman, CHOICE, 619 East Newton Place, Tulsa, Oklahoma

100. Mrs. Katherine Peterson, Camp Fire Girls, 602 South Cheyenne, Tulsa, Oklahoma

101. Mrs. Christine Pettit, Jobs Unlimited, 1119 South Denver, Tulsa, Oklahoma

102. Mr. Gil Pompa, U.S. Community Relations Service, 318 Woley Drive San Antonio, Texas

103. Miss Alice Price, Tulsa Park and Recreation Department, 808 Wright Building, Tulsa, Oklahoma

104. Mrs. Nancy S. Ptilimi, League of Women Voters, 7039 South Trenton, Tulsa, Oklahoma

105. Rev. B. S. Roberts, St. John Church, 1845 South Peoria, Tulsa, Oklahoma

106. Mr. William Y. Rose, Director, Oklahoma Human Rights Commission, P.O. Box 53004, State Capitol Building, Oklahoma City, Oklahoma

107. Mr. Evans Ray Satepauhoodle, Tulsa Consultative Center, 512 West 12th, Tulsa, Oklahoma

108. Mr. Jim Sellars, Tulsa Tribune, 315 South Boulder, Tulsa, Oklahoma

109. Mrs. Della M. Shaw, CHOICE, 2609 East 29th Place North, Tulsa, Oklahoma

110. Mrs. Jack D. Shaw, Center for Human Relations Studies, University of Oklahoma, Norman, Oklahoma

111. Dr. Byron Shepherd, Tulsa Public Schools, Box 4715, Tulsa, Oklahoma

112. Mr. Ray Smith, OIC, 2513 East 19th, Tulsa, Oklahoma

113. Mrs. Donald W. Solis, League of Women Voters, 5106 South Harvard, Tulsa, Oklahoma

114. Mr. Herbert S. Spear, University of Oklahoma Extension Office, 315 Court Arcade Building, Tulsa, Oklahoma

115. Mr. Clinton Sroufe, Electricians Local No. 584, 12829, East 24th, Tulsa, Oklahoma

116. Mr. David Stanford, KRNG, 311 South Denver, Tulsa, Oklahoma

117. Mr. Red Statum, KTUL-TV, Channel 8, P.O. Box 9697, Tulsa, Oklahoma

118. Mrs. Edward Stern, American Jewish Committee, 1809 Tower Petroleum Building, Dallas, Texas

119 Mr. Sam Stewart, KTUL-TV, Channel 8, P.O. Box 9697, Tulsa, Oklahoma

120. Mr. John N. Stogner, Oklahoma State University Extension Office, 4116 East 15th Street, Tulsa, Oklahoma

121. Mr. Robert Stroud, CHOICE, 2237 East 37th Street North, Tulsa, Oklahoma

122. Mr. Roderick G. Swartz, City-County Library, 400 Civic Center, Tulsa, Oklahoma

123,. Mr. C. D. Tate, OIC, 2008 North Peoria, Tulsa, Oklahoma

124. Mr. George M. Taylor, Tulsa Park and Recreation Department, 805 Wright Building, Tulsa, Oklahoma

125. Mr. Lemuel Taylor, 733 Mohawk Blvd., Tulsa, Oklahoma

126. Mr. Marion M. Taylor, Director, Tulsa Urban League, 1715 North Peoria, Tulsa, Oklahoma

127. Mr. James C. Thomas, University of Tulsa, Law School, 512 South Cincinnati, Tulsa, Oklahoma

128. Mr. R. S. Thornburg, 4727 Atlanta Place South, Tulsa, Oklahoma

129. Mrs. Johnnie D. Thornton, OEO Task Force, 224 McBirney Building, Tulsa, Oklahoma

130. Mrs. Ruth Tibbs, Consultative Center, 2451 North Cheyenne, Tulsa, Oklahoma

131. Mr. Gerald Tumbleson, Vocational Rehabilitation Center, 1242 East 5th, Tulsa, Oklahoma

132. Mrs. Marjorie Turner, Girl Scouts, 602 South Cheyenne, Tulsa, Oklahoma

133. Mrs. Arnold H. Ungerman, Tulsa Jewish Community Council, 2300 Riverside Drive, Tulsa, Oklahoma

134. Mrs. Jeraldine Vaden, CHOICE, 770 East Queen Street, Tulsa, Oklahoma

135. Mr. J. Willard Vann, Jr., Director, NAACP, 1442 North Lansing, Tulsa, Oklahoma

136. Mr. R. A. Vela, 1000 Harriman, San Antonio, Texas

137. Mr. Lonnie H. Wagstaff, Acting Director, Center for Human Relations Studies, University of Oklahoma, Norman, Oklahoma

138. Mrs. Judy Warren, Camp Fire Girls, 602 South Cheyenne, Tulsa, Oklahoma

139. Mr. C. J. Waugh, 3751 South 96th East Avenue, Tulsa, Oklahoma

140. Mr. Robert S. Waugh, Consultative Center, 2525 North Xanthus Place, Tulsa, Oklahoma

141. Rev. George A. Webb, St. Andrew Baptist Church, 1824 North Cincinnati, Tulsa, Oklahoma

142. Mrs. Mary West, CHOICE, 2112 North Boston Place, Tulsa, Oklahoma

143. Mrs. Thelma Whitlow, YWCA, 1120 East Pine, Tulsa, Oklahoma

144. Mrs. Audrey Wieman, Consultative Center, 1212 South Frisco, Tulsa, Oklahoma

145. Mrs. D. Adolph Williams, NAACP, 2940 North Gillette, Tulsa, Oklahoma

146. Mrs. Gay Williams, NCCJ, 515 South Denver, Tulsa, Oklahoma

147. Mr. Jim Woods, Oklahoma State Employment Service, Mid-Continent Building, Tulsa, Oklahoma

148. Mrs. Marjorie Wright, P.O. Box 2783, Tulsa, Oklahoma

149. Father J. Yanta, 1000 Harriman, San Antonio, Texas

150. Dr. William M. Young, University of Oklahoma Extension Office, 315 Court Arcade Building, Tulsa, Oklahoma.

The Remarks of Mr. Jack D. Middleton

Coordinator, Intergroup Relations Unit
Southwest Center for Human Relations Studies
University of Oklahoma

at the Seminar on

"Model Cities in the Southwest ...
The Human Relations Implications

Sponsored by the
Oklahoma Chapter, National Association of
Intergroup Relations Officials

Aaronson Auditorium
Tulsa, Oklahoma
December 20, 1967

Title I of the Demonstration Cities and Metropolitan Development Act of 1966 provides for a new program designed to demonstrate how the living environment and the general welfare of people living in slum and blighted neighborhoods can be substantially improved in cities of all sizes and in all parts of the country. It calls for a comprehensive attack on social, economic and physical problems in selected slum and blighted areas through the most effective and economical concentration and coordination of Federal, State, and local public and private efforts. The statute provides financial and technical assistance to enable cities to plan, develop and carry out comprehensive local programs containing new and imaginative proposals to develop "model" neighborhoods.

I EFFECTIVE MODEL CITIES PROCESS - REQUIREMENTS AND APPOINTMENTS

(1) Failure to solve problems associated with dependency and deprivation results in reduced effectiveness of model cities efforts. For those families and individuals who have no opportunities to solve problems of social and economic nature, a new living situation presents no improvement. These persons are faced with the same life habits, the same internal and external demands, and the same persisting problems and frustrations. They are without the needed assistance to pull their strengths together in coping with problems and to make permanent improvements in their life situation. The stresses of the relocation process (movement away from familiar surroundings, friends; relatives; the stress of moving itself; requirements in reestablishment including development of relationships with landlords, neighbors, store owners, etc.) may result in a deterioration of the relocatees situation.

(2) Almost unparalleled opportunities for aiding people to achieve solutions of their problems are available through the Model Cities process.

(a) Model Cities offers improved physical environment. A major focus of model cities activities is to enable families to move out of blighted areas and slums into standard housing which is within their financial means while at the same time improving the social environment. The improved physical environment provides opportunities to eliminate hazards to residents' health, safety, and morale. Special services should be made available to insure that this is accomplished. Relocation payments, relocation adjustment payments, housing information services, and relocation counseling are among those services that can be developed to insure that individuals and families will be able to find improved environments without added burdens to their current situation.

(b) Changes of environment present numerous positive potentialities for human change. As many authors have pointed out, when persons move they often make an initial effort toward a "fresh start." Persons seek to relinquish negative images and to gain positive ones -- to develop effective life patterns to replace ineffective ones. The task here is to give people the tools to overcome their enduring problems and to make positive strides toward a more positive existence.

(c) Model Cities offers opportunities to communicate with people. The Model Cities Program offers unparalleled opportunities to communicate with people on their crucial interests -- on obstacles they face in attaining economic and social goals -- on the significance of Model City assistance in overcoming these obstacles -- on the inadequacy or perceived inadequacy of the

community opportunity structure for solving their problems. Residents will come into contact with a variety of Model Cities personnel. These will probably include general staff members, survey and planning personnel, appraisers, community planning personnel, housing information officers, and relocation counselors. These persons should aid residents to relate themselves to, and to become involved in, the Model Cities process. Relocation counselors when properly used are in an especially good position to develop vital relationships with relocatees. Each individual and family is contacted by a relocation counselor. The counselor is prepared to discuss specific details on,

Timing and impact of Model Cities Action as it relates to individual circumstances.

Special assistance and social services which are available to residents of Model Cities areas and the requirements and procedures for obtaining these.

Assistance which is available from other community sources to deal with problems aggravated or identified as a result of the Model Cities process.

The relocation counselor should maintain communication with residents throughout their planning, moving, and re-establishment of activities, and keep them up-to-date on significant happenings and required activities for successful transition. In summary, the Model Cities process provides opportunities for significant and sustained relationships with residents. Model Cities personnel, especially the relocation counselors, are in a position

to aid people in identifying crucial elements of economic and social difficulties and to motivate and aid these persons to seek out available community opportunities.

And by the way, Model Cities provides funds to implement programs to aid residents in finding and making use of community resources.

II MODEL CITIES AS ONE FORCE AMONG MANY

The Model Cities process potentially presents an opportunity-laden force in the lives of many persons. Model Cities Programs are not alone in seeking to aid persons to overcome dependency and deprivation. Many agencies have adopted similar policy goals. In Tulsa these agencies include Community Action Programs, the Variety Center, Department of Public Welfare, Employment Security Commission, Vocational Rehabilitation Service, City-County Health Department, Urban League, and many, many others. Groups such as churches, police, and the courts address themselves to related goals.

These are good programs with significant efforts and essential provisions. Too often, however, despite the policies of the agencies, the efforts of the personnel, and the occurrence of success in certain individual instances, the complex and enduring problems of residents of urban areas remain unsolved. The services of individual social agencies become fragmented and do not include thorough efforts to integrate activities with other agencies seeking similar service goals.

Model Cities relocation programs are not immune to these difficulties. Faced with immense obstacles and limited staff time to devote to economic and social problems, local Model Cities agencies must keep focus on policy goals and avoid the trap of "just meeting minimal policy requirements."

Thus, we find that existing community agencies and Model Cities agencies have resources and policy goals directed at solving problems of dependency and deprivation. Too often, however, these agencies lapse into a focus on requirement fulfillment rather than problem solving. Some programs, such as the Tulsa Task Force and the Council of Social Agencies, are making positive strides toward linking services together to effectively combat problems.

III MODEL CITIES AS AN INITIATING AND "GAP-FILLING" FORCE

Model Cities brings many positive potentialities for improvement of human relations situations including environmental improvement, human impetus toward improved images and life patterns on these new environments, opportunities to develop helpful relationships with persons facing complex and enduring problems, and finally, funds for implementing programs to aid persons in dealing with unsolved difficulties. Thus, Model Cities presents a new community force which can result in the initiation of:

(1) direction and impetus in problem-solving efforts on the part of residents;

(2) positive outreach and integrative activities on the part of social agencies;

(3) development, extension, or alteration of community services to fill gaps in the community opportunity structure.

Two requirements are essential for the realization of these potentialities:

1. Residents Must Perceive Model Cities As A Dual Opportunity -- An opportunity for environmental improvement and an opportunity for personal development.

Residents will receive Model Cities action with a variety of reactions:

hostility, hope, suspicion, acceptance, fear, apathy. If Model Cities is to become an effective motivating and problem-solving force, residents must see this program as a program to aid people to achieve goals which previously have been out of reach due to lack of opportunity or inaccessibility of opportunities (which, of course, includes racial discrimination).

Residents will receive impressions regarding Model Cities from a variety of sources. These will include social groups, significant persons in the neighborhood, community agencies, and Model Cities personnel. Too often, the information residents will receive might be incomplete, conflicting, or inaccurate. Communication at all levels of residents' lives must be consistent and clear if Model Cities is to be perceived as a dual opportunity. Communication, you know, is the life-line of human relations. Communication is the human process which involves every action, reaction, and inter-action among persons with the purpose of sending and receiving meanings and feelings.

Model Cities personnel must have clear and unified perceptions of Model Cities purposes and potentialities, and must communicate these in contact with residents. Information programs provided to neighborhood groups and communication with neighborhood leaders are avenues of clarification and motivation.

Community service agencies have a crucial role to play in the development of helpful communication. Large numbers of area residents have frequent contacts with personnel of other community service agencies. These agency personnel are in a particularly favorable position to aid residents in utilizing opportunities. Usually they have some rapport with clients and understand the complexity of their problems. They

are aware of the significance of various community agencies to the client's life situation. Agency personnel have the ability to interpret Model Cities opportunities to clients and to aid clients in relating themselves to these opportunities. Effective involvement of agency personnel will be possible only if:

(a) these persons have thorough understanding of Model Cities provisions, procedures, timing, etc.;

(b) there is good ongoing communication between Model Cities staff and agency staff;

(c) there is unity in the efforts of community agencies working with the area residents.

With the impact of consistent information from multiple sources, residents will be able to grasp the potentiality of the total renewal opportunity. They will be able to view these potentialities in terms of concrete gains; safer homes, less strain on the budget, nicer neighborhoods, more playgrounds, better jobs, better health, improved family life, etc.

2. Model Cities Process Must Actually Offer Dual Opportunities For Environmental Improvement And Personal Development.

Once residents perceive Model Cities as a dual opportunity and are motivated to improve their situation, these persons must find a community service atmosphere that is ready and able to assist them in making positive strides.

Three requirements are essential here:

(a) Problem Analysis

Residents facing complex and enduring problems often are neither aware of the elements of their problems nor of the resources

available for problem resolution -- problems are overwhelming or vague with causes disguised; capacities are hidden and social resources are not available or accessible; motivations and actions are inappropriate or distorted.

Effective problem solving requires abilities in identifying goals, and, obstacles in reaching these goals; in identifying personal, social and community resources which are available to challenge obstacles; in relating obstacles to resources; in partializing problems; and in the development of plans for progressive elimination of obstacles. Though many residents are in contact with a variety of agencies, few have had opportunities for adequate problem analysis.

(b) Concerted Efforts By Helping Persons

Please recognize that:

- Flexible and thorough team efforts will be required to provide residents with the impetus to solve problems and a community opportunity structure which makes problem resolution possible.
- Agency personnel have significant roles to play in communicating the dual opportunity nature of Model Cities; in participating in unified efforts to aid residents in solving problems, reaching goals, etc.; and in taking leadership to alter or extend programs as appropriate.

We must recognize, in addition, that community service systems are already overloaded. Demand for services excells ability to provide complete services in almost every instance. Concerted efforts by community agencies are often weakened by;

1. inadequate knowledge of other community programs; their policies, provisions, procedures, impact, potential, etc,;

2. lack of time, auspices, authority, justification, overview, or inter-agency confidence, to call case conferences and inter-agency meetings designed to focus services on the needs of model cities residents.
3. inadequate problem diagnosis with resulting reduced inefficiency and inability to participate effectively in collaborative efforts.

Faced with demands for service and limited staff time and recalling non-productive experiences in the past, agencies may not encourage collaborative efforts. Agencies may choose to define such activities as an option of the individual worker, giving little impetus or direction for such involvement. Many clients receive the benefits of little, no, or fragmented, collaborative activity.

In summary, we must ask what conditions are necessary for initiating and sustaining concerted efforts among agencies to aid residents in solving problems?

The following conditions appear essential:

- Personnel must fully understand implications and potentials of Model Cities relocation activities and special assistance provided to residents. The best way to understand is to participate.
- Agencies must be able to perceive and eventually document the significance of collaborative efforts in the accomplishment of their specific service goals.
- Model Cities provisions must fill gaps in the existing community service structure. Where possible, Model Cities services

must provide resources to aid and abet other community agencies in achieving service goals - rather than merely adding more referrals to an already overloaded system. For example, referral of area residents should be a process of interchange. While relocation counselors should be able to refer persons with identified service needs to appropriate agencies, these agencies should in turn be able to refer clients to Model Cities diagnostic and referral personnel when thorough problem analysis is needed. I wish to stress the need for establishing a diagnostic and referral center.

- There must be an advocacy of fair choice of housing accommodations. I say this must be the case whether model cities have a fair housing ordinance or not. Integrated living must be a by-product of the Model Cities project and encouragement should certainly come from social service agency personnel.

And so, community social agencies in concerted problem solving efforts will identify damaging gaps in current provisions. Model Cities staff, carefully documenting needs, must seek provisions to fill these gaps. In some cases, minor alteration of policies or provisions may be required. In other cases, major policy adjustments or new programs may be necessary. Model Cities personnel must work closely with directors of community agencies and community agency leadership in this regard. At any rate, Model Cities staff efforts should focus on assuring that the absence of significant service elements does not result in the breakdown of the total human effort.

TO : Southern Regional Council File

FROM : John Brown

SUBJECT: Iz's comments re: SRC Program (12-21-67)

DATE : December 26, 1967

(for Charlotte trip)

1. Find out to what degree there has been citizen participation to date.

2. Review application for Model Cities to see what has been committed by the City.

3. Determine structure of neighborhood (a vacuum?).

4. Determine to what degree:

   a) City has used citizen participation (history)
   b) Community is acceptable to citizen participation
   c) There is a commitment to Model Cities (like Atlanta or like N.Y.?).

5. Why area was picked (check the reasons given and find out the real reasons).

6. Can the area really be worked on or was the City's request just a search for more money? (especially rehabilitation)

7. Is machinery available to produce housing?

8. Do the people in the area know what they want?

9. Have these wants been made known?

10. Sketch profile of whether programs are meaningful or just money.

11. What are real prospects for improvement?

12. Is the major impetus the "demands" of the people or a genuine desire to make progress in community development?

Senate Okays $537 Million For Model Cities Program

1967

By ART PINE
Constitution Washington Bureau

WASHINGTON — After two days of twiddling its purse strings, the Senate Wednesday doled out a whopping $537 million for the model cities program—a full $300 million more than okayed by the House.

It also agreed to provide the entire $40 million requested for the administration's rent supplement program, brushing aside Southern-backed efforts to withhold half that amount.

The Senate action could boost chances for model cities applications totalling $869,086 from six Georgia cities, and revive the controversial rent supplement program which the House killed May 17.

In any case, it will create major differences between the Senate and House versions of the independent offices money bill which a joint conference committee will try to iron out.

Although the Senate completed action on the model cities and rent supplement amendments by mid-afternoon, it was not expected to vote on the overall money bill until Thursday.

Fourteen of the 19 Southern senators voting rallied behind an amendment by Sen. Frank Lausche, D-Ohio, to trim $20 million from the rent supplement program. They were voted down 56 to 33.

But the Southerners split, voting 11 to 8 against the model cities funds which the Senate approved overall by a tally of 62 to 28.

Georgia's senior senator, Democrat Richard B. Russell, voted with the majority of Southerners on both ballots.

Sen. Herman E. Talmadge, D-Ga., voted with the Southerners on the rent supplement roll call, but did not cast a bal-

Continued on Page 9, Column 1

$537 Million Voted For Model Cities

Continued from Page 1

lot on the model cities amendment.

"I didn't hear the bell," the senator explained after the vote had been tallied. (He was referring to the Senate bell which is rung before every roll call vote.)

Talmadge said he was "for Georgia getting all we can" in federal housing funds. But, he said, he didn't know "how I would have voted" on the model cities proposal.

Atlanta has applied for $500,690 in model cities funds for fiscal 1968. Other applications include Athens, $106,658; Gainesville, $98,374; Douglas, $86,496; Alma, $40,720, and Camilla, $36-148.

The junior senator said he was opposed to the rent supplement program on principle. "The next step would be to subsidize clothes and everything else," he said.

Russell left the Senate chamber after the votes and was not available for comment.

The $40 million appropriated for the rent supplement program represented new authority for the Department of Housing and Urban Development to enter into contracts with private corporations.

The Senate also voted some $1.15 million to finance administrative expanses for the program expected to be incurred by the Federal Housing Administration.

It later became bogged down by an amendment by Sen. Edward Brooke, R-Mass., to transfer the $1.1 million — along with responsibility for setting program policy — from FHA to HUD.

Brooke said he had no quarrel with FHA's ability to handle the program, but thought so broad a project such as rent supplements should be placed under direct control of the HUD secretary.

The Massachusetts Negro said he thought "a new perspective and a new office is needed for administration of low-and middle-income housing programs."

Brooke later withdrew his amendment after Senate leaders expressed their opposition to it, and promised Brooke they would conduct hearings to give it a fair trial.

The Southerners' bid to cut the $20 million from the rent supplement program was one of two roll call ballots on the controversial proposal.

The Senate also agreed, by a vote of 59 to 31, to appropriate the full $40 million requested. Russell and Talmadge both opposed the measure.

WAR DECLARED!
massive attack launched against crisis in education
for story . . .
see Sunday's Journal-Constitution

Model Cities

DRAFT

January 20, 1968

MODEL NEIGHBORHOOD CITIZEN PARTICIPATION PROJECT

Based upon recent field trips to Charlotte and discussions of the Model Cities Program during the past two months, it is our conclusion that a program to assure neighborhood participation in selected Model Cities in the South would be a worthwhile endeavor for the Southern Regional Council and one to which SRC, by virtue of its interest, experience, and staffing, could make a major contribution.

The intent of the proposed program would be to help neighborhood people to shape their own destiny. During the one-year project period, a program of training would be developed to enable the people in the model neighborhood to continue to expand their participation in community development activities in the future.

A carefully selected SRC team, including community organizers, professional planners, local field representatives, and any required specialists would work with the neighborhood organization representing the model neighborhood people and with subcommittees of this organization established to deal with specialized problems. This team would include Moreland Smith, director of SRC's community planning project; John Lewis, director of SRC's community organization project; planning and community development consultants; and other experts in various disciplines as deemed necessary to carry out the program.

The functions of the SRC team would be as follows:

1. To work with the neighborhood organization in promoting direct participation by the people in the neighborhood.
2. To train neighborhood people to participate in specific community development activities and to train these people for future leadership positions.
3. To provide the tools with which neighborhood people can identify and analyze their problems and needs in a systematic manner.
4. To assist neighborhood people in enumerating specific components of community development activity affecting them, in a framework of cost, time, and relative importance.
5. To help the neighborhood organization develop and present specific program proposals for submission to formal city agencies.
6. To assist the neighborhood people in the continuing exchange of ideas and alternative solutions and negotiations with the public agencies.

In the process of the above activities, SRC proposes to employ neighborhood people to assist with as many of the activities

as possible, including the undertaking on surveys and interviews, preparation and delivery of informational materials, secretarial work, etc.

The key elements of the SRC role would be first, the setting in action of a process for continually improving the participation capability of the neighborhood people, and secondly, to help establish and improve channels of communication between all factions of the community involved in the Model Cities Program. In the event communications or negotiations should break down on specific elements of the program, SRC would help to seek means to resolve such differences.

Preliminary cost estimates place the cost of this project at approximately $200,000.00 per city. In view of the limited model cities planning period, it is imperative that this project begin almost immediately if it is to be effective.

EXHIBIT A

PRELIMINARY COST ESTIMATE

Each city will vary, depending upon local conditions.

Neighborhood Director	$ 12,000.00
Assistant Director	9,500.00
6 - Neighborhood People @ $4,000.00	24,000.00
Part-time Aides	8,000.00
2 Clerical @ $4,000.00	8,000.00
Bookkeeper	5,000.00
Sub Total	$ 66,500.00
Overhead	20,000.00
Fiscal Advisor and establishing of accounting procedures	2,400.00
Consulting service in planning, training, programming public information, education, housing, urban planning, etc.	50,000.00
	$138,900.00
Contingencies	27,800.00
Central Office Costs	33,300.00
GRAND TOTAL	$200,000.00

Model Cities Program at Crossroads

Planners Awaiting Results

"Some men see things as they are and ask why. I dream things that never were and ask why not." Quotation attributed to George Bernard Shaw and often used by the late Sen. Robert Kennedy.

By ALEX COFFIN

Planning for the idealistic, yet realistic Model Cities program in Atlanta is nearing an end and residents and planners are impatient to see if their dream will come true.

The dream is to "substantially improve the quality of life" of the 45,000 residents, 70 per cent of them black, of the blighted Atlanta neighborhoods of Summerhill, Mechanicsville, Adair Park, Peoplestown, Grant Park and Pittsburg.

Never before has the federal government decided to tackle all the problems at once—to try to end the cycle of poverty by bringing existing and new programs to bear at one time in one place.

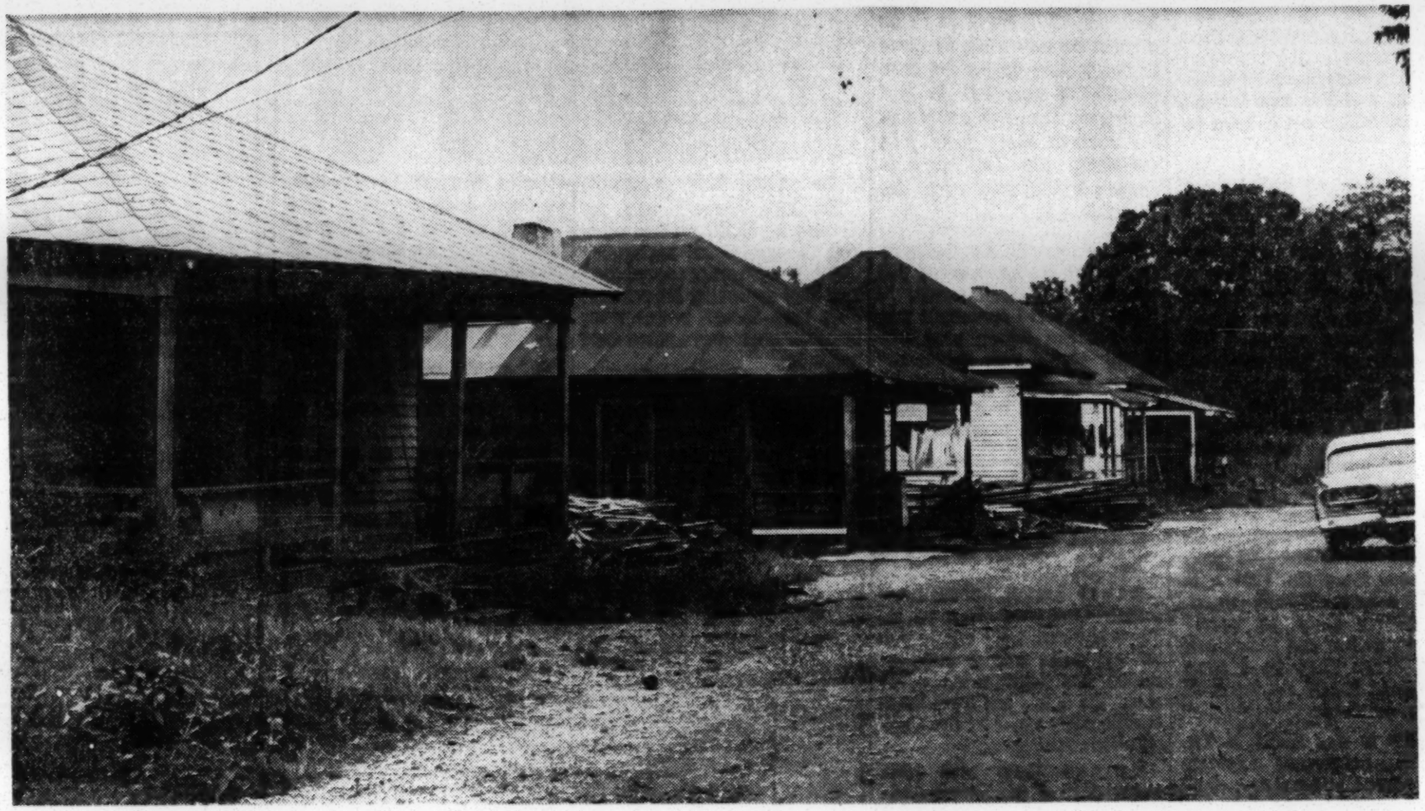
FIRST U.S. APPLICATION

The city asked for $500,690 on March 10, 1967, thereby becoming the first city in the nation to submit an application.

Bittersweet word came later that year—Atlanta was chosen to participate in the federal program, but only got $152,000. However, city departments and area agencies chipped in voluntary services so the program didn't have to be cut back.

In addition, the city later got $100,000 in economic development planning funds, a supplemental $93,500 Model Cities grant and $38,000 fo ra housing study.

The Model Cities staff already has submitted a preliminary plan to the U.S. Department of Housing and Urban Development and the final draft is due Nov. 28. Dan Sweat, governmental liaison director at City Hall, estimates that the city could have $20 million to spend on the program the first year from various federal and local



Staff Photos—Bob Dendy

Atlanta's Model Cities Program Will Help Rehabilitate Houses and Pave Streets Like Those Shown Above

the some 10,000 dwelling units are substandard. The remainder of the city only has 25 per cent substandard housing.

The area has 1.4 acres devoted to parks for each 1,000 persons. The figure for the remainder of the city is 3.8 acres for each 1,000 persons.

One-third of the families have only one parent living at home.

VIOLENT CRIMES

Crimes of violence total as much as three times those in other sections of the city. Ironically, such crimes as larceny and burglary are less in the area. "Ain't nuthin' 'round here to steal," one resident explained.

Forty per cent of the families have incomes under $3,000.

Unemployment runs at least as high as 15 per cent—compared with slightly more than 2 per cent for the entire city.

No private doctors or dentists have offices in the area and the Price Comprehensive Health

Hoke Smith Technical School site. Included would be a 4,000 to 5,000-student high school, a 2,000-student middle school, an auditorium—plus facilities for all members of the family.

Other items on the horizon are an experimental housing project, vastly expanded day-care services and improved bus services.

Johnson isn't sure whether Atlanta will be designated to take part in a new federal experimental housing program, but even if not, that won't stop the application of new techniques and approaches, he said.

Because of tours established by Mrs. Xerona Clayton, community affairs coordinator, inside and outside of Atlanta, Johnson sees a shift from the old prejudice against everything but single-family housing.

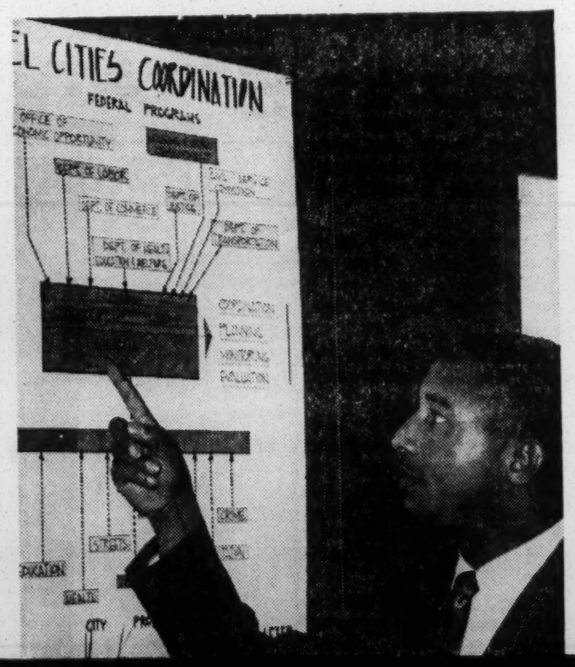
The prejudice comes because of unhappy experiences with multi-family dwelling units in Atlanta, Johnson said. But the tours to other cities and to view

creasing the services and productivity of the existing 500 stores will provide employment to area residents.

The director also predicts various types of training programs aimed at drastically decreasing the unemployment rate. Firms, such as those handling construction in the area, will be strongly urged to hire a larger proportion of residents to do the work, Johnson said.

The Model Cities staff members can speak philosophically about their aims of, in the words of Physical Planning Coordinator James Wright, "affording the opportunity for growth to the individual residents."

Johnson terms it providing a chance for the residents "to do something significant, to order his affairs, to enhance his existence. This is our challenge, our purpose, our promise to the people of the Model Cities neighborhood."



City Officials Happy Over Doubts, Spats

By BOB HURT

Atlanta's Model Cities program is being shaken with serious doubts, worries and arguments—and city officials couldn't be any happier about the situation.

They are happy because those are the same problems that face the people who live in the Model Cities communities.

Atlanta's great hope is that the people, with all of their problems, will be the ones who run the program and make the dream turn into reality.

Some of the doubts, worries and arguments that face the six target area communities vary from area to area, but others are shared by all.

RUGGED PROGRAM

The Model Cities program is tackling a rugged problem, and the citizens involved in it are quick to admit that they are not dealing with a bed of roses.

"Nobody out here is doing any major repairs on his house," one community leader said. "I'm not doing any myself . . . some of the homes will have to come down."

"If the Congress decides to cut back this year," said another, "This whole thing is dead."

Other worries belong distinctively to specific communities. The people in Summerhill, a predominantly Negro section, are worried about decaying slum houses collapsing into the streets.

The people around Grant Park, an established residential area, are worried about zoning changes that would move in businesses and destroy homes.

THE MASTER LINK

A key link in the plan to translate the people's thoughts into the complex plan that will soon be forwarded to Washington for approval is the 14-member Model Cities Executive Board.

Six of the members, who were elected by the communities in which they live, in turn have organized other key citizens groups to find out what residents want the program to do in their own neighborhood.

nity. "They came down here using big words that the people didn't understand . . . since then we've gotten them to break it down into plain talk," she said.

A lot of Summerhill residents "live in the gutter," Mrs. Ansley said, and "it's kind of rough to get them to understand that this is all going to take time."

Mrs. Ansley has worked in other community programs before, and some of the promises made by officials never came true. Is Model Cities going to be different?

A DREAM WORLD

"Well, you know they've had some good conventions . . . they make me want to work along with them to the end when maybe this will be a dream world that is coming true," she said.

"We've had bad experiences in the past. When they built the great Atlanta Stadium they promised us 90 days notice on when we had to move and they gave us 30 days."

"I don't know the full intention of what Model Cities will do . . . but I do have hope."

In Summerhill, Adair Park, Pittsburg and other areas, the first signs of community awareness of the problem are expected to be seen soon when "paint up" campaigns start.

AT OUR EXPENSE

J. D. Newberry, board member from Adair Park, says residents are already doing this at their own expense. But the problems are not going away.

"The people are scared," Newberry said. "They want to know whether to sell their house and move or stay with the program. In urban renewal they know they come in here and do what they want, but this time I'm telling them we're all going to have a chance to say something about it."

Newberry is optimistic about

bringing existing and new programs to bear at one time in one place.

FIRST U.S. APPLICATION

The city asked for $500,690 on March 10, 1967, thereby becoming the first city in the nation to submit an application.

Bittersweet word came later that year—Atlanta was chosen to participate in the federal program, but only got $152,000. However, city departments and area agencies chipped in voluntary services so the program didn't have to be cut back.

In addition, the city later got $100,000 in economic development planning funds, a supplemental $93,500 Model Cities grant and $38,000 fo ra housing study.

The Model Cities staff already has submitted a preliminary plan to the U.S. Department of Housing and Urban Development and the final draft is due Nov. 28. Dan Sweat, governmental liaison director at City Hall, estimates that the city could have $20 million to spend on the program the first year from various federal and local sources.

MAINTAIN INTEREST

One major problem confronting the Model Cities staff, headed by executive director J. C. Johnson, has been to keep up community interest and participation when nothing concrete could be offered or promised.

The residents haven't wanted a plan forced upon them—and staff members have labored diligently to be sure the wishes of the residents were considered as never before in governmental programs.

The organizational process has sometimes been controversial. Residents demanded and got larger representation on the policy-making executive board.

Because Grant Park and Adair Park are mostly white, while the other four neighborhoods are primarily black, the racial issue has always been present, if generally below the surface.

NATIONWIDE NOTICE

The program got nationwide notice after Calvin Craig, former state grand dragon for the United Klans, Knights of the Ku Klux Klan, Inc., was elected as a neighborhood vice chairman. According to all reports, Craig has worked well within the program.

The 3,000 acres of the Model Cities area include Grant Park and the Atlanta Stadium area—but also contain some of the city's worse slums, social conditions, crime and jumbled street patterns.

For example, 70 per cent of the some 10,000 dwelling units are substandard. The remainder of the city only has 25 per cent substandard housing.

The area has 1.4 acres devoted to parks for each 1,000 persons. The figure for the remainder of the city is 3.8 acres for each 1,000 persons.

One-third of the families have only one parent living at home.

VIOLENT CRIMES

Crimes of violence total as much as three times those in other sections of the city. Ironically, such crimes as larceny and burglary are less in the area. "Ain't nuthin' 'round here to steal," one resident explained.

Forty per cent of the families have incomes under $3,000.

Unemployment runs at least as high as 15 per cent—compared with slightly more than 2 per cent for the entire city.

No private doctors or dentists have offices in the area and the Price Comprehensive Health Service Center is just getting cranked up and will serve only a portion of the residents.

Only three pharmacies are located in the 3,000 acres—all in the eastern portion.

The needs are clear. The demands are great. The challenge is there.

FLEXIBLE PLANS

Johnson, formerly a city planner, explained that the plans are flexible and may be changed from time to time during the five-year implementation period, particularly if new federal legislation is passed.

Among the first things he'd like to see established or at least begun are a housing development center and an educational park.

The housing development center probably will be one of the first concrete evidences of something being done. Johnson sees it as a one-stop convenience for all housing needs—where a resident could check out what the housing code inspectors demand and then move to another desk and make application for a loan to finance the repairs.

He thinks all private and public agencies concerned with housing should be located in the building. Code enforcement officials, relocation workers, nonprofit sponsors—all under one roof, Johnson said.

The educational park proposal is still in preliminary stages, but calls for a $21 million, 40-to-60-acre complex on the present Hoke Smith Technical School site. Included would be a 4,000 to 5,000-student high school, a 2,000-student middle school, an auditorium—plus facilities for all members of the family.

Other items on the horizon are an experimental housing project, vastly expanded day-care services and improved bus services.

Johnson isn't sure whether Atlanta will be designated to take part in a new federal experimental housing program, but even if not, that won't stop the application of new techniques and approaches, he said.

Because of tours established by Mrs. Xerona Clayton, community affairs coordinator, inside and outside of Atlanta, Johnson sees a shift from the old prejudice against everything but single-family housing.

The prejudice comes because of unhappy experiences with multi-family dwelling units in Atlanta, Johnson said. But the tours to other cities and to view such developments as London Towne here are beginning to result in a shift in opinion, he added.

Mrs. Clayton said that the staff in early October will begin discussion of specific plans—on a block-by-block basis—for how the area could be changed.

She said great stress is to be put on "planning with, rather than planning for the residents."

MULTI-FAMILY DWELLINGS

Johnson said that the density in the area must be increased by 20 to 25 per cent by the end of five years and the acceptance of some types of multi-family housing is essential. Apparently, Mr. Clayton's tours are winning support of such.

Johnson said six day care centers accomodate 600 youngsters now. The plan is to expand this program to handle 2,500 children — thus providing jobs for a few women and freeing many others to work elsewhere.

Eventually street patterns will have to be changed to provide better access within the area, particularly east to west and vice versa, Model Cities staff members said.

In the meantime, they believe better bus service will help the residents get to their jobs and various social service outlets.

Social Planning Coordinator Jim Shimkus envisions some 100 residents being trained to visit their neighbors and instruct them on how to take advantage of existing services — after determining what services are needed.

BIG DEMOLITION

Johnson predicts 600 new housing units, some of them temporary ones like those planned for the Bedford-Pine Urban Renewal Area, will come in the first implementation year. Eventually, 4,500 of the 7,000 substandard units will be demolished — very few, if any, in Grant Park and Adair Park.

Of the remaining 2,500, about half will be rehabilitated under one program or another by the end of five years, Johnson said. Some of these may be torn down during the following five years, a time period at which the Model Cities staff is also casting an eye.

As far as commercial facilities are concerned, a number of new small shopping centers are foreseen. Johnson hopes doctors and dentists as well as legal aide teams will locate in the shopping centers also.

Grant Park doesn't need major commerical areas, but there are needs for expanded business facilities in the other neighborhoods.

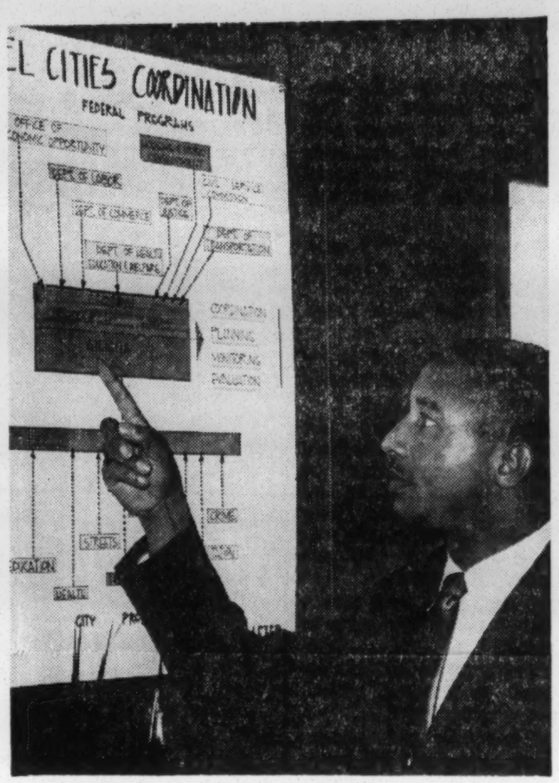
Johnson explained that increasing the services and productivity of the existing 500 stores will provide employment to area residents.

The director also predicts various types of training programs aimed at drastically decreasing the unemployment rate. Firms, such as those handling construction in the area, will be strongly urged to hire a larger proportion of residents to do the work, Johnson said.

The Model Cities staff members can speak philosophically about their aims of, in the words of Physical Planning Coordinator James Wright, "affording the opportunity for growth to the individual residents."

Johnson terms it providing a chance for the residents "to do something significant, to order his affairs, to enhance his existence. This is our challenge, our purpose, our promise to the people of the Model Cities neighborhood."

But their time and energy is spent on the gut issues — jobs, education, health, transportation, housing. And in these fields will the program's success or failure be found — whether the lives of 45,000 Atlantans are changed for the better.



J. C. JOHNSON POINTS OUT ORGANIZATIONAL CHART

TASK FORCE report

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The board members are open in discussing the doubts and hopes that surround Model Cities.

"At first they (community residents) were all enthused," said Joe Whitley, board member from Grant Park. "But as time goes by the people are losing some of that enthusiasm."

SPECULATORS?

Whitley, an Atlanta fireman, said his number one problem is "misunderstanding of people in the area" about Model Cities. "There are a lot of wild rumors floating around about homes being torn down and businesses moving in . . . speculators are working day and night to stir things up."

Another board member, Mrs. Mattie Ansley of Summerhill, remembers the first big problem she faced in her community in the past. When they built the great Atlanta Stadium they promised us 90 days notice on when we had to move and they gave us 30 days."

"I don't know the full intention of what Model Cities will do . . . but I do have hope."

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Newberry is optimistic about Model Cities. "I believe this is going to turn out right. We have educated the people. They have the pride to fix this up themselves. It's happening, but it's slow."

All of the board members questioned are painfully aware that time is a big factor. Even with complete congressional support, it would be a matter of years before the grand scale of the program would take shape.

State Rep. John Hood, a board member from Pittsburg, said, "The people will have to understand that the first year grant is a planning grant . . . a plan of what we want to do."

He added, "I think this is something that can really happen. In the next five to ten years you can see an area that is beautiful . . . the residents are getting involved."

What Will It Mean to Area?

Atlanta's Model Cities program is nearing the end of the planning phase and on the verge of the implementation process.

The program's aim is to better the life of a large segment of blighted metropolitan areas.

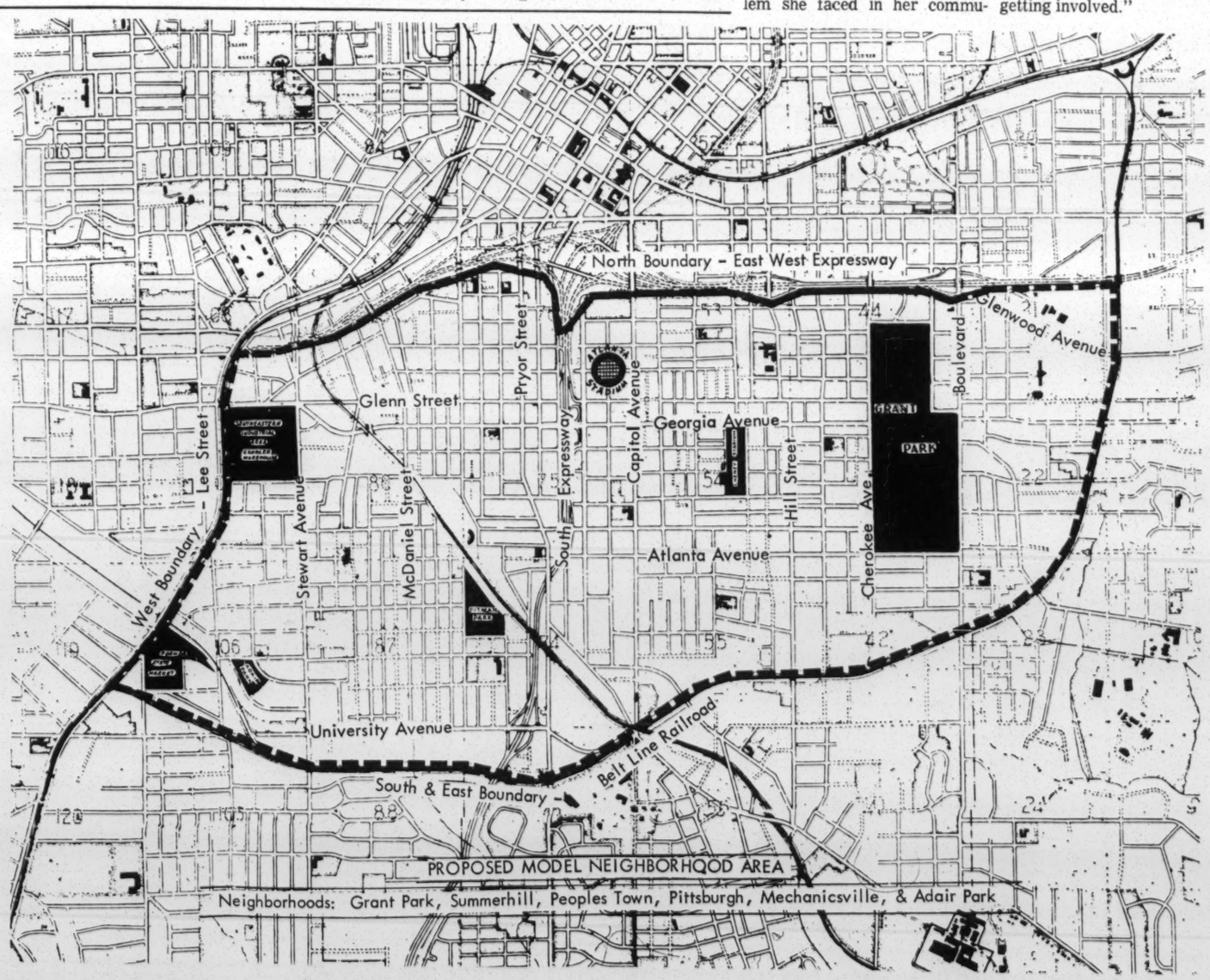
Alex Coffin, Atlanta Constitution City Hall reporter, and reporter Bob Hurt talked with Model Cities staff members and residents of the area to get an idea what the program will mean to the 45,000 citizens in the 3,000 acres of Grant Park, Adair Park, Mechanicsville, Summerhill, Peoplestown and Pittsburg.

Coffin

Hurt

Dendy

Pictures were taken by Constitution photographer Bob Dendy.



Map Shows the Model Cities Area, Which Contains 3,000 Acres and 45,000 Persons

Housing - Va. Poverty - Va.

Poor Get Homes, Jobs In Virginia Experiment

Employment - Va.

Washington Post 3/26/70

A PIONEER PROJECT in Southwest Virginia is providing new homes for the rural poor and, at the same time, jobs for the hard-core unemployed. U.S. government officials feel the project also is proving what skeptics long have doubted—that federal agencies can work together to cut red tape.

The prefabricated homes sell for $3,000 to $5,000 each. Under credit terms of the Farmers Home Administration, homebuyers' payments range from $30 to $45 a month, including costs of land and water and septic systems. In some cases, families on welfare or Social Security pay no more than they did for leaky shacks with no plumbing.

The houses, and the jobs that get them built, are the product of collaboration between two federal agencies—the Farmers Home Administration and the Office of Economic Opporunity—a community-action group in Russell County, and a nonprofit housing corporation established by Russell citizens.

This is how the web of collaboration was woven: The OEO provided $69,000 to the Russell Area Development Corp., the local community-action agency, for a job-training program. The Russell area unit then provided the technical assistance for the establishment of the nonprofit Low-Income Sectional Housing Corp (LISH), made up of local citizens, which hires trainees and actually produces the homes.

Russell area unit community workers also help locate poor families who need better housing and help the families to fill out forms and apply to the local Farmers Home Administration office.

Completing the web of collaboration, Russell County's agricultural extension agent, B. O. Akers, processes the loans and makes sure that home-building plans and methods meet Farmers Home Administration standards. He has helped convince the Agriculture Department — Farmers-Home's parent agency—to accept some LISH Corp. innovations.

Ronnie Gordon, assistant director for RADC, says, "If we didn't get the kind of cooperation we get from Akers, this program wouldn't work."

LISH Corp. notes with pride that while low-cost housing is subsidized up to 80 per cent on a nationwide basis, it is able to produce homes for the poor at subsidies of 21 per cent to 34 per cent. LISH hopes to cut back the subsidy even further as production expands, and ultimately to eliminate it altogether.

Most of the subsidy is for job-training stipends and salaries for supervision of trainee crews at the homesites. The trainees, whose average education is sixth-grade level, previously could not find construction jobs.

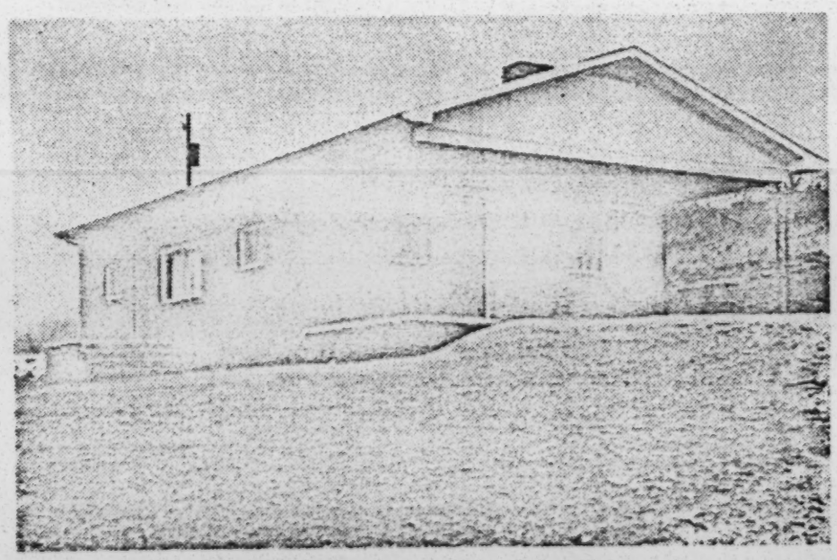
Of the 22 trainees that have been with the program since it was started eight months ago, nine have been placed in permanent jobs. LISH's shop in the town of Lebanon is capable of producing prefabricated sections for about eight homes a month, but output is being held to five homes a month—the level at which an acceptable number of trainees can be placed in the construction industry.

The Russell County project has attracted the attention of other rural areas that are beset by the same housing and job problems.

See RURAL, Page F3, Col. 1

OEO Photos

Houses like the $5,000 3-bedroom brick one at right replace shacks like the one above.



Pioneer Program Houses Poor, Employs the Jobless

3/26/70 Wash. Post

RURAL, From F1

Officials from Harford County, Maryland, have made on-site inspections (along with officials from West Virginia and North Carolina), and community-action groups in the Tazewell and Buchanan-Dickenson areas of Southwest Virginia are purchasing prefabricated panels for erection by their own trainee crews.

Homes and jobs could be provided on a broad scale if the projected 22-county Southwest Virginia Non-Profit Housing Corp., based in Abingdon, is created.

Though the homes are built from 4-foot prefabricated, prewired panels, buyers may choose from brick-face or drop-siding exterior. Buyers also may choose between dry-wall plasterboard and wood paneling, and between floors of hardwood, vinyl tile or carpeting. Kitchen cabinet styles and wall colors also can be selected. The houses range in size from two to three bedrooms with various kitchen-dining arrangements.

All these variations fall within Farmers Home Administration standards for durability. These standards get a high priority because a home with a 33-year Farmers-Home loan may change hands a number of times.

The Farmers Home Administration's rural housing-subsidy program can provide up to $11 million for low-to-moderate-income dwellings in Virginia and $7 million in Maryland.

CANDEUB, FLEISSIG AND ASSOCIATES

Planning & Community Development Consultants

The Organization

Since its establishment in 1953, Candeub, Fleissig and Associates has worked with many cities, towns, counties, regions and private developers throughout the nation. It has planning resources for dealing with all types of complex urban and regional problems of a physical, social or economic nature. Creative and effective plans and programs are developed by a highly experienced staff of professionals.

Planning Staff

The total planning staff of the firm covers a wide range of professional backgrounds. This permits a continuing interaction on the part of a team of specialists coming from various disciplines, and it leads to the development of creative solutions to client problems.

Most of the professional staff members have had extensive planning experience and hold degrees at the graduate level. These degrees are in the fields of planning, architecture, economics, sociology, public administration, geography and engineering.

Among those universities which have awarded degrees to staff members are Harvard, M.I.T., University of California, Brown, University of Georgia, Notre Dame, Michigan State, Columbia, Pennsylvania, University of London and Toronto University.

Planning Approach

Candeub, Fleissig and Associates approaches its program assignments in a systematic fashion. This normally involves the following procedure:

Orientation—Client's needs and goals are evaluated, staff reviews develop a basis for an initial scope of services and a close client relationship is established.

Program—Detailed work schedules are prepared, a staff team is assigned to the program and an experienced project director supervises all activities.

Research—All field work is program oriented, surveying and mapping are designed to meet the program's requirements and modern data gathering methods are used.

Analysis—Analysis is geared to systems planning, past trends and present conditions are identified, problems and potentialities are evaluated and alternative courses of action are outlined.

Plan Development—Final plan concepts are evolved through deliberations with the client and formal policies and the final program are prepared.

Implementation—Plans are translated into a series of action programs, available Federal, state and local programs are reviewed and assistance is available in the execution of programs.

Planning Services

Candeub, Fleissig and Associates provides a broad range of general and specialized planning services, consisting of the following:

- **City & Regional Planning:** general development planning; parks, recreation and open-space planning; traffic and parking plans; beautification plans; land use plans; community facilities programs; central business area plans; and community shelter programs.
- **Urban Renewal:** urban renewal project planning, community renewal programs, and general neighborhood renewal programs consisting of rehabilitation studies, financial feasibility studies, relocation resource studies and execution stage services.
- **Urban Design:** central business district design; urban renewal design and design review; new town design; highway locations; subdivision design; industrial site design; and design review services for development planning.
- **Economic Analysis:** population and economic base studies; land utilization studies; model analysis; site feasibility studies; specialized economic development studies for cities and regions; housing market analyses; overall economic development studies; and commercial demonstration studies.
- **Social Studies:** model cities studies; equal opportunity studies; area diagnosis and analysis; minority group housing studies; relocation analyses; and general social services studies.
- **Systems Planning:** preparation of Planning, Programming and Budget Systems and development of Critical Path layouts, management advisory services, fiscal programs, information systems, and local computer data banks.

Officers of the Firm

Isadore Candeub, A.I.P., President

As president and director of planning, Mr. Candeub exercises major responsibility in formulating policy and guiding the development of major programs.

Morris B. Fleissig, Senior Vice President

Mr. Fleissig shares overall responsibilities with Mr. Candeub, being particularly concerned with urban redevelopment and the social aspects of planning.

Michael Cabot, A.I.P., Director of Special Programs.

Peter Martin, A.I.P., Director of the General Planning Division.

Fred C. Michaeli, A.I.P., Director of the Urban Renewal Division.

Regional Directors

Frank Blandford, Assoc. A.I.P., St. Petersburg, Fla.

John A. Brown, A.I.P., Atlanta, Ga.

Heinz Fenichel, A.I.P., San Francisco, Calif.

F. Burk Ketcham, A.I.P., Boston, Mass.

Denton S. Layman, A.I.P., New York, N. Y.

Ronald Martinides, Assoc. A.I.P., Columbus, Ohio

John J. Matthews, A.I.P., Albany, N. Y.

P. Arthur Myren, A.I.P., Chicago, Ill.

John Richards, Assoc. A.I.P., Madison, Wis.

Martin Rody, A.I.P., Washington, D. C.

David R. Seigneur, Assoc. A.I.P., Niagara Falls, N. Y.

Lester Unterberg, Assoc. A.I.P., Scranton, Pa.

Representative Listing of Projects

More than 400 cities, towns, villages and regional areas have called upon the firm in the past to provide planning assistance. A representative geographical listing of these clients includes the following:

Alabama— Birmingham: Community Shelter Plan
Alaska— Anchorage: Downtown Disaster Renewal Plan
Arizona— Tucson: Pueblo Center Renewal Project
California— Long Beach: West Beach Renewal Project
San Jose: Master Plan; Downtown Renewal Project
Connecticut— Bridgeport: State Street Renewal Project; West Side Project No. 1; West Side Project No. 2; Community Renewal Program; Model Cities Application
Meriden: Master Plan
State of Connecticut: Open Space Grant-in-aid Program
Florida— Mount Dora: Master Plan
Pinellas County: County Economic Base Study
Georgia— Atlanta: Community Renewal Program
Macon: Coliseum Renewal Project
Northeast Georgia: Regional Plan
Illinois— East St. Louis: Master Plan
Kankakee: Downtown Plan
Iowa— Scott County: General Development Plan
Kentucky— Versailles: Rose Hill Renewal Project
Maine— Cape Elizabeth: Fort Williams Renewal Project
Maryland— Baltimore: Commercial Demonstration Project; Model Cities Application
Prince George's County: Area Improvement Program
Massachusetts— Lawrence: Master Plan; Common-Valley-Concord Renewal Project; Community Renewal Program; Broadway-Essex Renewal Project; Plains Renewal Project
Lynn: Market Street Project; Lynnway-Summer Project; Central Business District Plan
Pittsfield: Master Plan; Central Business District Plan; Jubilee Project; Columbus Project
Minnesota— Moorhead: Original Townsite Renewal Project
Nebraska— Grand Island: Downtown Development Study
Nevada— Las Vegas: Madison School Renewal Project
New Hampshire— Keene: Master Plan
New Jersey— Camden: Central Business District Plan; City Centre Renewal Project
Newark: Master Plan; Plaza Renewal Project
State of New Jersey: Urban Renewal Demonstration Program
Woodbridge: Community Renewal Program; Urban Beautification Program; Highway Blight Study
New York— Albany: Master Plan; Central Business District Plan; Community Renewal Program; Model Cities Application
New York City: West Side Renewal Project; Harlem Project; Morningside GNRP; Tompkins Square Renewal Project
North Dakota— Grand Forks: First Renewal Project
Ohio— Akron: Industrial Site Project; Community Renewal Program; Cascade Renewal Project; Opportunity Park Renewal Project; University Renewal Project; Model Cities Application
Belmont County: Industrial Sites-Product Feasibility Study
Martin's Ferry: Master Plan; Hanover Street Renewal Project; Community Renewal Program; Community Action Program
Pennsylvania— Carbon County: County Master Plan; Mauch Chunk (ARA) Regional Recreation Area Study
Lackawanna County: County Master Plan
Scranton: Master Plan; Central City Redevelopment Project; Riverside Renewal Project; South Side Flats Renewal Project; Central Tech Renewal Project
Rhode Island— Newport: Master Plan; Goat Island Renewal Project; Long Wharf-Market Square Renewal Project
S. Carolina— Charleston: Master Plan; Community Shelter Program; Auditorium Renewal Project
Charleston County: County Master Plan
S. Dakota— Rosebud Sioux Indian Reservation: Villages Site Design
Tennessee— Nashville-Davidson County: Shelter Program
Vermont— Burlington: Master Plan
West Virginia— Spencer: Centennial-Pioneer Renewal Project
Wheeling-Ohio County: City/County Master Plan
Wisconsin— La Cross: Master Plan; Civic Center Project; Harborview Project; Airport Industrial Park Study
Milwaukee: Community Renewal Program Study
South Wood County Area: General Development Plan
Jefferson County: County Plan
Canada— Guelph, Ontario: Downtown Renewal Plan
Puerto Rico— Four Renewal Projects

873 3315 - Leon

One-Govermnent for Atlanta ?

Will We Live

full on expa din, diminising ?

dick forbes - moved toward planning

sandy sprin s: fire, police, water(from city) planning ---they have zoning but not like city

a county mentality ?

Why not incorporate entire cnty ? nashville-davison cnty

---

sprawl vs cluster

scatter pple on 2-acre lots or pull into clusters, subdivisions or towns; ..if do that make breaks in land patterns ..how keep sprawl from rdaching them

woukd they incorporate

new towns would have to be large..

---

can continue to sprawlin 2 acres, or cluster in zzoned

--

land use policies

we're still talking abt crash programs to bld slums, broke last year's bldg record, quality...

$152,000 Model Cities Grant Only One-Third of Request

By RALEIGH BRYANS

Atlanta's model cities planning grant is a mere $152,000, or roughly one-third of the $500,000 city officials had originally asked.

The city learned the amount of the grant Friday via a letter from Edward H. Baxter, Atlanta region administrator for the Department of Housing and Urban Development.

It was learned Thursday that the city was to be a recipient of one of the initial model cities grants but officials hadn't been told how much the grant would be.

The amount unquestionably was disappointing to Mayor Allen and other city officials but they declined to express any consumption, anyhow.

"We aren't disappointed with this amount at all," said Dan Sweat, a key Allen assistant who has carried the ball for the city in the national competition for model cities grants.

"I think this is probably as large percentagewise as any other city has received, and it doesn't mean we will have to cut back the size of our model cities area at all," he said.

HIS THEORY was that the city will simply adapt its model cities planning so that top priority phases will be done this fiscal year and other phases left to be tackled later.

The presumption is that additional planning grants will be forthcoming in succeeding fiscal years.

Mr. Sweat noted that the city earlier had obtained a grant of $100,000 from the Economic Development Administration (EDA) and that much of this is applicab oe lanning htfelptro is applicable to planning for the local model cities program.

He also said the city is "optimistic" it will obtain other grants from the federal government—from Health, Education and Welfare, EDA and the Office of Economic Opportunity.

"These are sources of planning funds for specific programs," he said.

ACTUALLY, THE city had never anticipated that it would obtain the full $500,000 it had asked for. It hoped its grant might be $300,000 or roughly half of what it sought.

An assumption here is that officials in Washington sliced the pie a little thinner in order to make the initial model cities grants available to as many communities as possible.

As of Friday, however, no one in the Atlanta city government knew anything about how much other cities across the country got or how Atlanta fared in comparison with her sister cities.

ATLANTA'S MODEL cities area is 3,000 acres just southeast of the central business district. Boundaries are I-20 on the north, Lee Street on the west, and Atlanta and West Point Railroad beltline on the south and east.

In this area are such familiar landmarks as Grant Park, Atlanta Stadium, Candler warehouse, Roosevelt High School and the remnants of the old James L. Key golf course.

What is contemplated is a thoroughgoing social and physical renewal of this area, which encompasses 4 per cent of the city's total land area and 10 per cent of its people.

Social and physical conditions in the area range from very bad to barely good.

Harvey Oswald, would like
se she believes it would discredit
Fort Worth Star-Telegram said

for such an examination be-
cause Nov. 22—next Wednesday

Turn to Page 4A, Column 4

For Saturday

Saturday's weather in Atlanta will be variably cloudy and mild. Temperatures will spread between a low of 40 and a high of 64.

Weather map and national summary on Page 7B.

where the runway meets the taxistrip. The airport is used to fly North Vietnamese troops into Hanoi. It leaves untouched only one airbase in North Vietnam—the Gia Lam field outside Hanoi.

Hill 1338 is the highest in the

Turn to Page 4A, Column 1

Loan to Save British Pound Studied by Financial Experts

LONDON (UPI) — A group of financial experts from the world's 10 richest nations were reported meeting secretly in Paris Friday to discuss an emergency loan of $1.5 billion to Britain to prevent devaluation of the pound sterling.

Lord Chalfont, Britain's chief Common Market negotiator, told a luncheon meeting in Paris Britain had no plans to devalue the pound, but reports persisted in world financial centers.

There was no immediate reaction in the foreign exchange centers to this statement.

THE POUND was still selling at a normal $2.78 in a very confused London market. It's level was $2.7825, in market terms. But pressure against the pound was relentless.

The demand for gold increased and one dealer said "from where we sit it seems nobody wants to hold any currency over the weekend."

The Bank of England was reported spending precious dollars from the nation's dwindling reserves to rescue the pound, which is the chief currency throughout much of the world. But government officials remained silent on the devaluation rumors.

The Paris meeting involved the so-called Paris Club of the Organization for Economic Cooperation and Development (OECD).

The members slipped quietly out of their formal meeting room at the Chateau de la Muette at lunchtime and began meeting at an undisclosed location in downtown Paris to insure complete secrecy, informed OECD sources said.

The sources said the group was meeting under the certainty that unless a massive new loan with medium range repayment terms is granted to Britain, Britain must devalue.

PARIS NEWSPAPERS, never very friendly to London in the best of times, openly predicted that Prime Minister Harold Wilson would seek permission from his allies to devalue the pound this weekend. Permission is necessary since other nations hold massive pound sterling reserves.

Britain's last devaluation came on a gloomy Sunday night in September, 1949, in a shattering announcement by Sir Stafford Cripps,

Atlanta, Gainesville Win Model City Planning Grants

By WAYNE KELLEY and RALEIGH BRYANS

The Department of Housing and Urban Development announced in Washington the selection of Atlanta and Gainesville to receive planning grants under the new model cities program.

Robert C. Weaver, secretary of HUD, said Thursday that the amount of the grants has not been determined, but will be decided "very shortly" after talks with city officials.

Atlanta has requested $500,690 in planning funds. Gainesville asked for a total of $98,374 to get its planning under way.

The announcement was almost anti-climactic for city officials here. They had considered it a certainty that Atlanta would be included among the first recipients of model cities grants.

But Mayor Allen for one did not disguise his pleasure.

"WE HAVE put our hearts and souls into getting this," he said.

"It will help Atlanta prepare plans and programs for an exciting rebuilding of almost one-tenth of our city," the mayor said.

But beyond the direct benefits, he said, "There will ultimately be a great stimulus to the growth of the entire city and area."

Mayor Allen said the model cities program ultimately will have an impact "greater in scope than public housing, urban renewal or any other previous federal program."

The mayor said he had been convinced Atlanta would be chosen for a model cities grant because he felt officials in Washington recognized the earnestness with which this city is attacking its problems.

"All along we have tried to lead the way, particularly in the South, in utilizing federal programs in the solution of our problems," he said.

Four other Georgia cities applied for the planning grants, but were not included in the first round of selections.

THE CITIES losing out in the initial HUD allocations were Alma, Athens, Camilla and Douglas. The exclusion of Douglas, considered a leading contender, came as a surprise.

Secretary Weaver announced the selections for model cities grants to a jam-packed press conference Thursday morning.

A total of 66 grants were made in the first round to communities in 63 cities across the nation. If the cities successfully complete the planning process they will share in $300 million which Congress has just appropriated for supplemental grants.

Secretary Weaver stated that $11 million in planning funds will be divided among the first round winners. He said that applications will soon be invited for a second round to use another $12 million in planning funds approved by Congress last month.

ATLANTA officials had been hoping to get word Thursday on the amount of the city's planning grant. But Secretary Weaver said that no figures will be available until after HUD officials talk with the mayors of Atlanta and Gainesville.

"The announcement of amounts will be made by local officials," Secretary Weaver said. He added that the information should be available "very shortly."

Dan Sweat, an administrative aide to Mayor Allen, said the city would move immediately to organize the local effort despite not knowing the amount of the grant.

"We will probably go ahead and recommend to the personnel board of the city the creation of about 30 new positions so that we will be ready to move with the program," Mr. Sweat said.

The recommendations will go to the personnel board Thursday and to the Board of Aldermen next Monday, Mr. Sweat said.

THE CITY will establish the nucleus of a professional staff with five new positions. These will include a program director, a physical and social planning coordinator, a community relations officer, and a budget officer.

Most of the rest of the proposed positions for the Atlanta model city staff would be citizen aides from the model city neighborhood. The aides will help to coordinate communications and participation by residents of the designated area.

Mr. Sweat said the bulk of the professional staff for the planning operation will be made up of experts on loan from various city departments for a period of several months.

The model cities area encompasses 3,000 acres and such familiar landmarks as Grant Park, Atlanta Stadium, Candler warehouse, Roosevelt High School and old Key Golf Course.

IT IS bounded on the north by Interstate 20 (the East Expressway), on the west by Lee Street, and on the south and east by the Atlanta and West Point Railroad belt-line.

The area contains about 4 per cent of the city's total land area and 10 per cent of the city's population. Within it, almost every physical, social, environmental and economic problem manifests itself.

Although there are middle-income families in the area, nearly one-half of the families have incomes below the poverty level of $3,000 a year.

More than 70 per cent of the housing in the area is substandard. Public utilities and community facilities are inadequate. Streets and sewers need much improvement. Indoor and outdoor recreational facilities are inadequate. Educational and health problems of the residents are many, with few social and health services available. Crime and delinquency rates are among the highest in the city.

The area racially is 70 per cent Negro and 30 per cent white.

The Summerhill - Mechanisville neighborhood, where Atlanta's first slum riot occurred in the summer of 1966, is within the area.

THE CITY'S planning for the model cities program is relatively advanced. This was begun in January of this year as a formal thing. But it was built on planning that fortunately was already well along.

In general, Atlanta contemplates a social and physical rebuilding of the area. Some housing will be rehabilitated; some will be replaced. Health, welfare and recreational programs or facilities will be augmented and, in some instances, reoriented. Attempts will be made to adapt educational programs so that they more appropriately meet the needs of children in the area. Work will be done to increase job opportunities for residents and to offer job training where this is essential.

The grant for Gainesville will be used to develop two southern quadrants of the city and a central area of decline. This includes the Athens Street area, New Town, and the Miller community.

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OUR WORLD TODAY

Cities' Sprawl Adds Problems Of Government

By WILLIAM M. GRUBBS
Professor of Political Science, Georgia State College

Georgia is a state with many small towns but with a growing concentration of population in a few metropolitan areas.

There are 591 incorporated municipalities. They range in size from Santa Claus, with a population of five, to Atlanta, with a population of 487,455.

WILLIAM M. GRUBBS

Fifty-four per cent of the population of Georgia lives in these incorporated municipalities, Only 10 per cent of these places have a population in excess of 5,000. Nearly half, 47 per cent, have fewer than 500 people; 80 per cent have fewer than 2,500 people.

The population of Atlanta is equal to the total population of the 533 towns having fewer than 5,000.

During recent decades, many Georgia cities have felt the impact of two trends which are transforming our way of life.

The first is urbanization—the movement of people from rural areas to urban areas. This movement has been going on almost continuously since the first census in 1790. In that year, only 5.1 per cent of the people of the United States lived in urban communities; in 1960, 79.9 per cent lived in such communities.

The second is suburbanization—the movement of people into the suburban areas outside the limits of the major cities. This trend has been most important since World War II.

These two trends have produced what the Census Bureau calls Standard Metropolitan Statistical Areas. Such an area is a county or group of counties in which there is a city with a population of 50,000 or more. Adjacent counties are included whenever they develop certain urban characteristics and become economically and socially integrated with the central city.

There are now 230 such areas in the United States. More than two-thirds of our people live in them.

Metropolitan areas possess at least three common characteristics:

First, they are heavily populated land areas whose central and outer portions have a close economic and social relationship.

Second, the central city is the major population, economic, social and governmental center.

Third, although the area is in a sense an economic and social unit, there is no governmental unity.

The lack of a governmental unit with power to deal with metropolitan-wide problems is a matter of major concern in most metropolitan areas.

Within Georgia there are six such areas. One additional county, Walker, lies within the Chattanooga (Tennessee) metropolitan area.

The six areas are Albany, Atlanta, Augusta, Columbus, Macon, and Savannah.

Albany, in Dougherty County, and Savannah, in Chatham County, are intra-county areas, since each contains the territory of a single county.

The Macon area contains the territory of both Bibb and Houston counties. It is a bi-county metropolitan area.

The Atlanta area contains the territory of five counties: Fulton, DeKalb, Clayton, Cobb, Gwinnett and is a multi-county area.

Two others, Columbus and Augusta, may be called interstate metropolitan areas, since each contains the territory of counties in two states. The Columbus area lies across the Georgia-Alabama boundary. Augusta lies across the Georgia-South Carolina line.

Georgia's greatest growth during the last two decades has occurred in the metropolitan areas. The six areas were responsible for 70 per cent of the urban growth from 1930 to 1940 and for 90 per cent of the urban growth from 1950 to 1960.

The same trend is true throughout the nation. Nearly 85 per cent of the increase in the total population of the United States between 1950 and 1960 occurred in metropolitan areas.

One of the most important characteristics of metropolitan areas is the more rapid growth of the suburban sections than of the central city.

In some of the big metropolitan areas of the United States, the central city lost population from 1950 to 1960. During that period, the population of Augusta declined by 3 per cent, while the population outside the city increased by 59.9 per cent. The population of Macon declined by 2 per cent, while the population outside the central city increased by 69.9 per cent.

Growth outside the central city is characterized by "suburban sprawl." This is the scattering of development in an unplanned and haphazard manner, without reference to the ability of the city to provide the essential services. Much of this development is occurring not only outside the limits of the central city, but outside the limits of any city.

This development in fringe areas outside the city has thrown upon the suburban county the burden of providing urban services for these people. The traditional county is ill equipped to provide such services.

This kind of uncontrolled "urban sprawl" is a major problem of metropolitan areas for which no satisfactory solution has been found. Thousands of persons work and earn their living within the central city but do not live within the city. They use the city streets and enjoy city police protection, but they pay no city taxes.

They do not vote in city elections and, therefore, have no effective voice in city government or in what takes place within the city.

Cities get their powers to govern from the state. But until recently they have been grossly underrepresented in the state political process. The abolition of the county unit system and the reapportionment of the legislature has given urban areas a much greater voice in the choice of the governor and in the law-making process. This shift of political power may be illustrated by reference to Fulton County and Atlanta.

Prior to reapportionment, Fulton had one senator and three representatives in the state legislature. Since reapportionment Fulton has seven senators and twenty-four representatives. This shift in political power may enable cities to get from the state better tools, more adequate financial resources, and greater freedom in the form of home rule to deal with their problems.

Another important development affecting cities has been the growth of federal aid. The traditional theory of federalism asserted that the federal government had no direct concern with local governments.

A change in this concept, however, has taken place over the last 40 years.

The new concept was expressed by President Kennedy in a special message to Congress in 1961 when he said:

"Our communities are what we make them. We as a nation have before us the opportunity—and the responsibility—to remold our cities, to improve our patterns of community development, and to provide for the housing needs of all segments of our population . . . An equal challenge is the tremendous urban growth that lies ahead . . . We must begin now to lay the foundation for livable, efficient and attractive communities of the future . . . We must do more than concern ourselves with bad housing—we must reshape our cities into effective nerve centers for expanding metropolitan areas."

Since then, Congress has established a Department of Housing and Urban Development. Cities have thus entered a new stage of their development, that of direct city-federal relationship from which they are receiving financial assistance in solving the problems of downtown deterioration, slums, housing, water pollution, racial conflict, traffic congestion, and others.

The cities have in the past relied mostly upon the property tax as a source of revenue.

Cities in several states have been authorized to levy an income tax or a sales tax in order to provide additional revenue to meet the growing demands for new and expanded urban services.

Many states share certain taxes with their cities by returning to them a portion of the tax collected. Georgia has just recently adopted such a policy. It is currently sharing with the cities something in excess of nine million dollars annually.

Reuther Urges City Control Over Land Use

WASHINGTON (UPI) — Auto Workers President Walter P. Reuther today called for creation of "urban land banks" that would give cities control over land they need to make them fit places to live.

"Before we can begin to plan and build the urban areas of the future, our cities must obtain firm control of that most precious substance — te land under and around them," Reuther said.

His remarks came in testimony prepared for Sen. Abraham

Walter Reuther

Abraham Ribicoff

A. Ribicoff's subcommittee on government operations which is studying decay in American cities.

Under Reuther's proposal, the publicly owned banks would acquire a large percentage of the land within and outside a city, and have the final say on its use.

"Just as our federal government stockpiles surpluses to regulate prices, our cities must be in a position to decide how their land can best be used to meet the needs of their residents and to keep a reasonable lid on its cost," Reuther said.

According to the union leader, ". . . land use decisions which affect the lives of millions—and determine the destiny of the city itself — are usually made by either a handful of speculators or by local zoning boards whose thinking so often bears little relationship to the total, long range, human and physical needs of the community."

He said the land bank system would end this situation and suggested to Chairman Ribicoff that he call the British and Swedish land commissioners before the panel to hear testimony on the system's effectiveness in Europe.

Reuther and another witness, internationally known city planner Constantine A. Doxiadis, agreed present planning and redevelopment programs present a gloomy future for American cities.

Without a change in the system of planning and building cities, Doxiadis predicted:

"Man is going to turn into a misguided, displaced person, hiding in the depths of buildings, fleeing the most developed parts, spending perhaps all his spare time commuting to work and traveling to and from points of interest, trying to communicate with others. He is going to have more characteristics of a nomad and troglodyte than of a citizen . . . there is no visible indication or a change for the better."

Slum Bill Is Approved; City Expects Big Share

Continued from Page 1

financed, instead of only 50 per cent.

Defending the bill on the House floor, Weltner scolded Republicans who wanted to trim the measure.

"The other side of the aisle," Weltner said, "is always worried about the problem of opening a Pandora's Box on this legislation.

"That box has been opened so often without the dire consequences the Republicans predicted that I think we can safely close the lid on it.

"It's time to get busy and do something for the 125 million people who live in cities and not try to find some excuse for doing nothing."

The House margin Thursday was slightly less than the 171-141 vote of last Friday, when the bill received final passage. The Senate approved the conference vote Wednesday by voice vote.

The bill would also:

1. Allow a city to take credit for 25 per cent of the cost of facilities built for cultural, exhibition or civil purposes.

2. Increase the maximum FHA mortgage insurance for low and medium income housing from $11,00 to $12,500 on one-family homes.

3. Set up urban information and technical assistance centers to help solve city problems.

f Jus-

Congress Okays Slum Bill; Atlanta Expects Major Share

By ART PINE
Constitution Washington Bureau

WASHINGTON—The massive $1.2 billion "Demonstration Cities" slum rehabilitation bill, in which Atlanta is expected to have a major share, was sent to the White House Thursday after the House okayed a Senate-approved conference report.

The measure, basically unchanged since its passage last week, survived last-ditch GOP efforts to reject it after a number of Democrats, including Atlanta Rep. Charles L. Weltner, spoke in its defense.

The final vote was 142 to 126, with Weltner voting for the bill and Ninth District Rep. Phil M. Landrum voting against it. No other Georgians voted.

The bill would authorize $900 million over the next three years to help selected cities rehabilitate slums, another $75 million for metropolitan planning and $24 million for preliminary study.

Also included was a $250 million addition to existing Urban Renewal funds earmarked for the participating cities.

Weltner said he has received assurances "from the cabinet level" that Atlanta will be named as one of those cities soon after the bill is signed.

One provision would authorize officials to give credit to participating cities for up to 80 per cent of the local and private funds spent on city projects which are partially financed by the federal government.

In effect, it would boost the federal share of Atlanta's Urban Renewal program from the present 66 per cent to 92 per cent.

Similarly, federal funds would make up 98 per cent of the cost of the anti-poverty program, which is now 90 per cent government financed.

Water and sewer projects would be 62 per cent federally

Continued on Page 6, Column 3

Report Urges States Accept Bigger Urban Problem Role

Washington Post News Service

WASHINGTON, Nov. 22 — A report compiled by a high-level study commission warned Monday that states must take a bigger role in solving urban problems or the American federal system will be thrown out of kilter.

Cities are bypassing the states and going directly to Washington for help with their metropolitan problems, the report points out.

"Unless the states take a more active role," it warns, "The final result is likely to be a much wider assertion of direct federal action and control than either states or local governments or the people themselves would otherwise be willing to accept."

The report — "Metropolitan America: Challenge to Federalism" — draws on studies made over the last seven years by the bipartisan advisory commission on intergovernmental relations. Among its 26 members are governors, mayors cabinet officers, congressmen, state legislators and county officials.

IN A PREFACE to the report, Vice President Hubert H. Humphrey emphasizes the need for a new "urban federalism" to pull together federal, state and local action to meet the needs of our urban society.

The nation's 212 metropolitan areas now are governed under a crazy-quilt of more than 18,000 governmental units — counties, townships, municipalities, school districts, special districts —the report notes.

"To meet the needs of a metropolitan age, it is essential to remove obstacles within the system of government itself," the study emphasizes.

These include jealous local governments that try to go it alone even though problems burst local boundaries.

"In urban America, good fences do not make good neighbors," the report declares.

The commission points to two avenues of reform: (1) metropolitan reorganization of local governments and (2) use of federal and state government powers and resources to cope with metropolitan area problems.

As for reorganization, the report examines such proposals as voluntary metropolitan councils; the urban county such as operates in Dade County, Fla.; limited-purpose districts such as the metropolitan water district of Southern California or the metropolitan St. Louis sewage system; annexation; city-county separation as in Virginia, and the federation-borough plan.

MANY OF THE commission's recommendations focus on strengthening state powers and breaking down disparities of race and income in metropolitan areas.

Among the recommendations are these:

—Support of the federal rent supplement program with parallel action by state and local governments to achieve a greater geographic dispersal of low-income housing.

—State legislation to provide a fairer spread of school money by recognizing in state-aid formulas that it costs more to educate disadvantaged children.

—State legislation to restrict the zoning power to large cities and to county governments to prevent small suburban units from blocking low-cost housing.

LOFTY GOAL

'Urban America' Session To Eye City Improvement

By WOLF VON ECKARDT
Washington Post News Service

WASHINGTON, Sept. 7 — A promising new organization named Urban America, Inc., will make its debut soon with a promising Washington conference. Its 800 invited participants hope to bring our often noisy desperation about our cities into a more quiet focus.

That, in fact, may be a good summary of the aims of Urban America, which is, in a way, a new departure in American philanthropy.

Urban America represents the first large philanthropic effort to be concerned with urban design. And it does so not by doing things for people—by building monumental edifices, say—but by helping people to do things themselves.

Its chief philanthropist — though not entirely the only one —is Stephen R. Currier, a youngish, gentle-mannered, almost shy man who looks far more like a college professor than the tycoon of one of America's largest fortunes. As the handsomely modern decor and paintings in Urban America's New York offices reveal, he is a man of decidedly mid-20th century tastes. As the organization's general policies reveal, his outlook and approach to the problems of our time are equally progressive.

Currier has long been involved in the Taconic Foundation, which is concerned with race relations and civil rights. He soon realized, as the civil rights movement is now beginning to, that our human problems can only be solved in the larger context of our environmental problems.

This, in essence, had long been recognized, though in perhaps somewhat limited ways, by America's conservationists dating to 1897, with the founding of the American Park and Outdoor Art Association. This recognition spawned the American League for Civic Improvement, which, in turn, emerged early in the century as the American Civic Association. By 1935 it was more widely discovered that planning was not an alien conspiracy but a patriotic necessity and the Civic Association became the American Planning and Civic Association.

We owe to its enthusiastic labors not only our state parks and the National Park Service, but also much of what good civic design we have in our cities. In recent years, however, the problems of America's explosive growth have somewhat overwhelmed the association, much as they have overwhelmed the professional planning efforts it sought to support.

IN THE EARLY 1950s, however, it became evident to some of our more enlightened business leaders that much urban growth and affluence was threatened by urban blight. They founded ACTION, an acronym of American Council to Improve Our Neighborhoods. With its advertising campaign, publications and hundreds of conferences and seminars, ACTION made quite a splash in the hitherto indifferent sea of public awareness.

A merger of the American Planning and Civic Association and ACTION, in December 1965, plus Currier's grant of over $1 million a year for the next three years, has now created Urban America, Inc.

"It is not easy to explain the plans and workings of our organization," says William L. Slayton, former head of the Urban Renewal Administration and now Urban America's executive vice president. I found him encamped in the provisional office that is soon to become the organization's elegant Washington headquarters office. He is busy assembling his staff and organizing his forces for a broad attack on the problems of urbanization.

THE ORGANIZATION will have an "urban policy center" to examine by research and discussion the possibility of directing urban growth away from megalopolis to less crowded areas of the country, to bring the city and its suburbs into a better harmony, to have the city itself undertake the building of the things necessary for its orderly development.

There will be an urban design center to develop and promote better urban design in all its aspects and overcome the notion that appearance is a luxury that is divorced from social or functional utility.

And there is to be an urban information center which — through pamphlets, bibliographies, technical papers, speakers, films, newsletters and perhaps television — will try to describe concretely what can be done to improve our cities.

Guiding all this is not only the usual board of trustees but also a national action council of some 100 prominent business, professional and civic leaders with a number of impressive names among them.

The earnest preparation for Urban America's Sept. 12 Washington conference on "Our People and Their Cities" indicates some of the high quality of the organization's approach. The conference will deal specifically with housing, working, transportation, leisure and the city as a whole. In the past few months, round-table discussions among carefully selected experts on each of these subjects have been held around the country to define the problems and set the tenor for the general discussion.

NOR WILL THIS conference be confined to the familiar prominent conference-goers who come mainly to grind their axes and boast about their exploits. A number of participants will arrive from abroad. Among those who will attend are Colin Buchanan from England and Heikki von Hertzen from Finland.

Buchanan is the author of "Traffic in Towns," the first and most constructive study so far made on the impact of automobiles on urban livability and how to cope with it.

Roads Hurt Cities, Architect Warns

EDITOR'S NOTE: Roads can ruin cities, according to a leading architect. The following dispatch outlines his views on the problem and what can be done about it.

By JOHN PIERSON

WASHINGTON, July 1 (UPI). Road builders are plowing through cities "blindly . . . with disastrous results," says one of the nation's top architects.

One of his answers to the problem: City citizens should protest vigorously to their congressmen and to the Bureau of Public Roads when a new highway threatens scenic or historic sections.

Morris Ketchum Jr. of New York, president of the American Institute of Architects (AIA) said in an interview that examples of what he's talking about have cropped up in New Orleans, Philadelphia, New York and San Francisco.

In addition to appealing to the public, Ketchum urged the federal government to seek the advice of architects every time it plans a new urban road.

In the short run, Ketchum said, citizens should "request the national government to postpone action until local planning commissions have had the chance to re-examine the whole project in relation to the whole city."

IN THE longer run, the highway engineers have got to get over their "blind spot" — the tendency to build roads through cities "with complete disregard" of pedestrains and historic buildings, Ketchum added. Architects can help.

"You don't take out your own appendix," he said. "You go to a doctor."

That's what Ketchum has in mind in urging creation of a committee of architects to advise the Bureau of Public Roads on specific highway projects.

He quit the National Advisory Committee on Highway Beauti

that the road will be made into a "grooveway" beneath ground level.

OTHER EXAMPLES: In Philadelphia an expressway splitting historic Society Hill from the old port area; in Westchester County, New York, a highway "right through" a wildlife preserve; in Staten Island a road splitting the Greenbelt.

San Francisco's Embarcadero Highway stands as an example of what aroused citizens can accomplish in opposition to badly planned roads, Ketchum said. The highway was to have continued along the entire waterfront, but the poeple stopped it.

"There's a stub there. The stub is a symbol of civic opposition," he said.

Ketchum is a hard-liner on the question of what to do with intercity highways when they get to the city: Either route them around the city or depress them as grooveways. Special areas, like the mall in Washington, should be tunneled under, he said.

Expensive? Yes, but in the long run not so costly as an elevated "stiltway."

"Nothing ruins the real estate values of any neighborhood quicker, to say nothing of the architectural and visual advantages, than a stiltway," he said.

"It's like the old elevated in New York. We took it down, and look what happened to Third Avenue. It perked right up and became an intensively valuable piece of real estate.

"So there's money behind this. . . . We're not just talking beauty. We're talking economics."

appendix," he said. "You go to a doctor."

That's what Ketchum has in mind in urging creation of a committee of architects to advise the Bureau of Public Roads on specific highway projects.

He quit the National Advisory Committee on Highway Beautification because it was used "only for theoretical discussions," not for actual highway projects.

"Almost every other department of the federal government has set up advisory architectural committees to advise them. It doesn't mean that we take away any powers of decision from any head of any department.

"For after all, advice can always be disregarded, especially if it happens to turn out to be the wrong advice, which I hope it wouldn't."

CONTRARY to some reports, Ketchum said he was "not driving off in a huff" from the advisory committee. He said he was "anxious to give them help."

As Ketchum sees the problem, highway engineers have done a good job of designing roads — where there are no pedestrians to speak of — between cities but have fallen flat on their drawing tables once they get into town.

"You've solved the cloverleaf, you've solved the spaghetti. But only between cities. The minute these highways hit the cities, they become complex planning problems.

"They cannot be planned as isolated items of the city, with complete disregard of the other elements which make up the city, including pedestrians, including historic buildings.

"We have to civilize these highways when they hit the city. You have to urbanize them."

In his letter of resignation, Ketchum mentioned New Orleans, where the highway engineers designed an elevated expressway between the French Quarter and the river. But owing to the opposition of local groups, there's now a chance

beauty. We're talking economics."

2 Weltner Ideas In Renewal Bill

The housing and urban development bill passed by the House Banking and Currency Committee Tuesday included two amendments by Fifth District Rep. Charles L. Weltner.

One will allow Atlanta to count any money spent by the city on the new Community Center in the Buttermilk Bottom - North Avenue urban renewal area to be counted as urban renewal matching funds by the city.

Because the Community Chest agencies and children's home planned for the center will serve the entire region rather than just the urban renewal area, money spent on it normally would not count in the city's responsibility. Weltner said the amendment giving special handling would save Atlanta taxpayers from $1 million to $3 million.

The other amendment provides $100,000 for a nationwide study to be completed by the Department of Housing and Urban Affairs within six months on what to do about and for homeowners around airports who do not live within the condemned safety zones.

Some 485 homes are between the runways of the Atlanta Airport and owners feel their values are greatly damaged by the airport and become virtually unsaiable. Currently there is no provision for any damages to adjacent property not actually included in the airport and its safety zones.

Another provision of the housing and urban development bill that will be of special interest to Atlanta, Weltner noted, is the creation of "federal expediters" whose sole job it would be to help cities expedite their programs and take full advantage of federal money available to them. This would include, especially, instances where several federal sources fund protions of programs.

The bill's Demonstration Cities, which will provide for up to 80 per cent of the cost of coordinating and planning needed public facilities in a city, may also benefit Atlanta, he noted. "We want to be among the first."

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Suburban Mayors Charge Big City Domination

DALLAS, June 16 (AP) — Suburban mayors charged "insult, reverse bigotry, big city domination" as the U.S. Conference of Mayors approved measures to cut a "white noose" around central city areas.

Detroit Mayor Jerome P. Cavanagh, new conference president, defined "white noose" as a tightening ring of white, affluent suburbs encircling predominantly Negro ghettos in city cores.

That issue and voluntary prayers in public schools produced verbal fireworks at the mayors' closing session Wednesday.

Heated floor debate erupted during the passage of only two conference resolutions. A score of others dealing with urban problems sailed through.

One resolution called on Congress to stipulate that federal funds for community facilities grants and education be conditioned on a better balance of social, racial and economic groups regarding central city areas and suburbs. It narrowly passed. Big city solidarity carried it through.

Another, to support passage of a constitutional amendment to allow voluntary prayer in public schools, squeaked through.

Mayor John Stevens of Wichita, Kan., said of the prayer resolution:

"It's time we took a stand against the 'God is dead" issue, which is attempting to influence our young people. This resolution would help to lead them from some of the coplexity, turmoil and immorality that plagues our cities."

But the main dispute concerned the core area-suburb issue. That resolution called for (1) a program of low- and middle-income housing in the suburbs as well as in the cities, and (2) possible bus transportation of school pupils or other measures to crack "social and economic stratification now prevalent as between city and suburban school districts."

"For too long have the city fathers stood knee-deep in the gutter, interested only in the skyline, said Mayor Herbert Smith of Madison Heights, Mich." People are shifting to the suburbs to move away from congestion, lawlessness and neglect."

Mayor Henry Maier of Milwaukee, Wis., chairman of the resolutions committee, urged passage.

"In every large metropolitan area of the country, there are the seeds of a Watts. Now is the time to come to grips with these ghettos of the poor and havens of the rich."

Mayor James Clarkson of Southfield, Mich., vehemently opposed the resolution. He called it "the best example of reverse bigotry I have seen. It's big city domination, an insult to us mayors have been working to bring about integration within our suburban cities."

The conference was attended by some 800 mayors and other city officials. Honolulu was chosen as the site of the 1967 conference, with Chicago in 1968 and Pittsburgh, Pa., in 1969.

Other new officers include Mayor Joseph M. Barr, Pittsburgh, vice president, and Terry D. Schrunk, Portland, Ore., chairman of the advisory board.

Educator, 73, Dies

WELLESLEY, Mass., June 16 (UPI) — Lawrence Smith, 73, professor emeritus of economics at Wellesley College, died Wednesday. A member of the Welles ley faculty for 35 years, Smi held the Stephen Greene fessorship of economic he retired in 1958.

Economic Mix Seen Vital to New Towns

By Wolf Von Eckardt
Washington Post Staff Writer

"New Towns," such as Reston, Va., and Columbia, Md., now springing up all over the country, must be more than "country club" communities, said Robert C. Weaver, secretary of the new Department of Housing and Urban Development, last night.

Legislation now before Congress would encourage an economic mix of income groups to make these new communities representative of American society, Weaver explained.

The proposed law would facilitate public participation in the acquisition of land for New Towns that would then be built by private developers. It is designed to demonyrate that it is possible for people of middle and low income to live together, Weaver said.

Weaver appeared on a National ducational Television documentary, broadvast locally on WETA last night, which surveyed "The Rise of New Towns" both here and abroad.

Program 'Torpedoed'

Also on the program, Rep. Henry S. Reuss (D-Wis.) charged that the Federal New Town program was "torpedoed in congressional committee last year." Neither the public nor Congress really understood it, Reuss said.

Rather than oppxse the New Towns, mortgage bankers should see it as an opportunity to sell mortgages, builders should see it as an opportunity to build a lot of homes and majors should see it "as a method of relieving some of the pressures on the urban ghettos," Reuss argued.

If some low income people were housed in New Towns, there would be room for middle income people to return from the suburbs, Reuss explained.

This, he said, would give crabgrass and whose wives suburbanite "who now fight spend most of their time driving the kids around a chance to take their proper role as civic leaders in the city."

eIf the New Town movement is based only "upon building financially solvent rather than socially solvent communities, it will not meet the needs of the American environment," agreed Charles Abrams, a housing expert who was also on the television program.

Against a background of children playing happily at the shore of Reston's Lake Ann, the town's first clergyman, William Scurlock, ob-

"This is a most highly planned area and yet it has attracted the most individualistic people. I don't understand it, but I welcome it."

Morton Hoppenfeld, the designer of Columbia, said New Towns offer "a new kind of freedom which not very many people can enjoy today."

HIGH l
weathe
living h

SUBWAY—*From A1*

First Subway Scheduled to Open in 1

Qn -

To what extent retain goods we have 1)
(may go to boroughs)

---

mistake to put City back into
muni svcs + leave City in - as before P.d.2
sewers } e.g. maybe better by county than City
water }
(Planning dept)

LE - suburban pattern "a disaster"
- haven't ~~[illegible]~~
I-485 - city refused to decide where it would go -
sick city ~~=~~ ?

ugly city
(unquality of rebldg is not there - (ugly,
uncoordinated, repeating past errors)

G.B. - electronics & computers to help surveys
trains (blind letter)

Rapid transit not to work in suburban 2 E
sprawl → grp people -

2) 5 counties
rest bankrupt -
~~Accts~~

1960 - 1 million

(CE)

E PLAN ?

need a new plan -
1951 - P. of 2. . shifted services + annexed
a new P of 2 - must decide whether
want provide urban svcs thru city -
1966-7 must decide.

"We need to experiment" - establish other values than profit
500 jones - individ initiative
I-485 because cheaper - thru neighborhood -

K. - P of 2 francis foresaw this - growth outside -
formula - 40 dwellings per land lot etc -
fan next - automatic annex
1952 - why hasn't city taken advantage

Sandy S.

Present city - county setup of 1800's not applicable
~~Select~~

37

1950-60

$57 of growth in
212 metro areas

7 of 10 people in 227 sms

Urban society + tools of govt of 17th 18th c

Counsels of govt

Three a glass darkly

squeal on demands upon govt of demands upon govt

restrict govt.

~~Negative Govt~~ - protect private property

initiative rests w/ private enterprise

attribute need of the good to " "

* most of bad to exercise of govt

Rosevelt Rd. will be pretty when its profitable -

Are we ready to accept the consequences

Cease being hypocrites - if want govt to play more important role -

Will restrict freedoms

fragmentation of govts –

Strengthen general levels of govt &
reduce special districts etc.
(as opposed to authorities)
[County much stronger]

Admire the big that streamlines – etc –
hypocrisy
good think

"there's no area that has changed less than 100 yrs than form of govt."

Urban services – city
rural " – County

[making growth contiguous –
Reston!

strong govt – wide area – tax district
where needed – stop fragmenting –

– – –

SUMMARY

OF THE

CITY COMPREHENSIVE DEMONSTRATION PLAN

FOR SECOND YEAR ACTION

HUNTSVILLE, ALABAMA

Huntsville's planning grant was announced on November 27, 1967. The city was allocated $141,500 to develop a five year comprehensive plan to relieve the problems of incipient blight in its designated model neighborhood. Subsequently a contract was tendered to the City on June 17, 1969 allocating $1,969,000 to execute the approved First Year Action Plan.

The Model Neighborhood comprises most of the "core" area of the city. Less than 10% of the city's total population reside in the area, yet 22% of its primary wage earners are unemployed with a total unemployment rate of 32% as compared to the 7% total city-wide. There is a relatively large number of its families who have incomes below $3,000 (49% as compared to the city's 11%), 38% of those needing medical care cannot afford to purchase it, 20% of the crimes and criminal acts perpetrated within the city occurs in that area or involves its residents, and 19% of the structures in the area are dilapidated as compared to 8% in the rest of the city. Its adult residents' average education level is at 8.33 years, while the city-wide average is 10.7 years. The area's streets are 57% non-standard as compared to 37% in the rest of the city.

The city's comprehensive plan to solve the Model Neighborhood's problems has been designed as a systematic approach to treat the problem causes and also provide a mechanism that can be used on a continuing basis to prevent further deterioration within the total community. In developing the Second Year Action

Plan, seven committees composed of fifty-six resident representatives from twenty-one sub-neighborhoods and fifty-six public and private agency representatives met more than forty times to define problems, formulate strategy and analyze its feasibility and design program activities. Additionally, citizen participation group within the twenty-one sub-neighborhoods met almost on a weekly basis to discuss area problems and submit their suggested solutions to the CDA. These submissions were used as a basis for development of the plan and also for redefining problem areas. Officials of the State of Alabama Development Office periodically met with the CDA staff to assist in preliminary review of the plan and the redefined objectives and strategy. Priorities were determined and reviewed at three separate meetings of planning committees, the Urban Affairs Council, and the City Council.

During the five year program life, major emphasis will be placed on relieving the unemployment problem which has been determined to be the most critical need of the Model Neighborhood. The outlined strategy to achieve this objective is through the development and implementation of job training programs, creating new jobs through encouraging industry to locate in or near the MNA, and by coordinating manpower efforts through the design and implementation of a job data bank. Primary emphasis in supportive training and job placement is to be placed on treating the problem as it affects the primary wage earners.

In support of this program objective, supportive education, health, recreation, and social services will be expanded to enhance job placement efforts and also to treat the total Model Neighborhood problems. Much of this will be accomplished through decentralizing services provided by public and private

agencies and by designing and implementing a coordinated service delivery system that will impact city-wide. People-serving agencies will be encouraged to involve residents in developing programs and services procedures and in evaluating their efficacy.

Concurrent with the effort to increase the social mobility of the Model Neighborhood residents, a concentrated attack will be made toward improving the physical condition of the area through use of the Neighborhood Development Program. It is estimated that the total cost of the five year Model Cities program will be $52,000,000 to $53,000,000.

Programmatic efforts during the five year period is to reduce unemployment in the Model Neighborhood to a level not to exceed 5%. This figure is used because of the fact that Huntsville is basically a technically oriented community where the majority of the existing job positions require above-average skills and training.

In the area of education, program activities will be designed and implemented to increase the education level of the Model Neighborhood children to equivalents as measured by standardized education achievement tests. The education level of those adults requiring further training to enhance their employment opportunities will be raised to an average of eleven years. Both parts of this objective will be achieved through the implementation of a concentrated education program for all aged groups from pre-school through adult age that has been especially designed for teaching the disadvantaged. Community-school relationships will be reinforced through increased pupil-parent services and

utilization of the "community school" concept in the Model Neighborhood.

Health conditions of the Model Neighborhood and its residents will be improved through the decentralization of public health services and by providing subsidized health treatment to low income families and individuals. Priority of treatment in this area will be offered to primary wage earners.

Recreation and cultural activities will be improved to levels equal to national standards and will be provided in manner and variety to meet the esthetic desires and needs of the residents as expressed by them. The crime problem will be reduced through improving police-community relations by means of community service activities, improved police protection, and through providing prevention and rehabilitation programs for potential and identified offenders, respectively.

Increased and improved social services will be provided mainly as an interim measure while attaining the major program goal of reduced unemployment. Those services other than public assistance type will be expanded and better coordinated to treat Model Neighborhood problems. Simultaneous with these activities, a work program will be continued to eliminate general physical problems of the neighborhood. This will be accomplished through rehabitating structures, improving streets, demolishing dilapidated structures and encouraging private builders to replace them with standard low income housing for private ownership.

Transportation needs will be met by providing additional school bus transportation and eliminating pedestrain safety hazards on heavily traveled thoroughfares in and about the Model Neighborhood.

These programmatic activities have been designed to be implemented as a full-scale attack on the causes of Model Neighborhood problems. At the same time program strategy is to develop processes for systematic coordination of all activities and services that impact on the neighborhood in an effort to control available resources and use them to their best effect. It is expected that use of this systematic approach will ultimately decrease the need for mass concentration efforts in any given area and will provide an effective means of furnishing a continuum of services to residents throughout the community.

Statement by the City's Chief Executive --

We are indeed proud of our City's success in developing and carrying out an effective Model Cities Program. We are convinced that Huntsville has the capabilities of being a true model community. Our citizens and elected officials have joined hands in support of the Program, acting together as "Partners in Planning and Working for Progress."

Joe W. Davis
Mayor

1. Model Cities Guidelines

2. How was M.C. originally conceived.

— Southern Cities have had less demand for citizen control.

— M.C. no power to clear land & build → effect on staff.

— M.C. to use technology.

— Jay Davis former executive assistant to the Sec. of HUD — "Model Cities" Nation's Cities Sept 68

3 goals: ① provide a means to increase local competence.

② Require, & in fact, force fed. agencies to work together.

③ Provide real opportunity for innovation & technological advancement.

demonstration program — innovation and technology.

— to focus on neighborhood — deal comprehensively and systematically with the problems — then transfer the formula to the entire city.

— Early contentions that M.C. would not be effective because basic programs not effective.

— How sound are the institutions.

Lack of money

M.C. funds were supposed to pay less other money (5 to 1)

Performance standards for evaluating the compliance of local model cities with the participation requirement:

1. Some form of organizational structure which embodies neighborhood residents in the city
2. Leadership of this structure by persons whom residents accept as representing their interest.
3. Direct access of this structure to the decision-making process of the Model Cities org.
4. Provision to res. of sufficient info. available in sufficient time to permit knowledgeable action & provision as well as some form of professional technical assistance.

Annual Mid-Winter Development
Forum - Urban America, Inc.
Boca Raton, Florida
January 17, 1966

"THE ROLE OF THE DEVELOPER IN THE MODEL CITIES PROGRAM"

H. Ralph Taylor
Assistant Secretary for Demonstrations and
Intergovernmental Relations
U. S. Department of Housing and Urban Development

We are now in business.

The Program Guide for model cities has been published, a series of regional conferences to acquaint public and other officials with the model cities program has been scheduled, and we are in close communication with many cities that have organized themselves for this very significant effort at improving the quality of urban life.

From my conversations with many of you I know that you are wondering what role you can play, what contribution you can make to this latest approach to a solution for the many interrelated problems we find in our slum and blighted areas.

First, let me point out one fact that too often escapes narrow gauge contemplation of the urban problem: what happens to the slums in your cities has a direct bearing upon your own economic future. You have a primary stake in the economic health and viability of your cities, regardless of whether the model cities program offers you investment opportunities.

Unless the deteriorated neighborhoods improve, the cities cannot improve. As the cities erode, your economic interest will also diminish.

You must continue to have a faith and a belief in cities, because thus far the history of investment in urban renewal shows that your investment would probably have brought higher returns to you elsewhere.

And you must realize that the environment in which renewal and housing programs operate is changing. For instance, there is pressure from many quarters to rehouse displaced families in the same neighborhood. This sentiment is reflected, for example, in the decision of New York City to use renewal as an instrument for constructing new housing for lower income families, and in the 1966 housing amendment that requires a proportionate share of lower income housing in urban renewal areas developed for residential purposes.

This thrust creates real and thorny problems. It reduces the flexibility of the community to decide what is best for that area and its inhabitants. It allows the historical accident of where a group happens to live to freeze the living patterns of that group.

Actually, of course, the only viable answer is an ample supply of housing for all income groups, open to all without artificial restrictions.

Yet, how can this be achieved?

The problem hinges more often than not on an ample supply of housing for lower income groups. If you have watched the activities and policy statements of the Johnson Administration and the Department of Housing and Urban Development, you must have seen the clear, straight line of continual emphasis in all housing and renewal programs on solutions to this problem. In the highest levels, such as last summer's conference of eminent scientists at Woods Hole, and at the bricks and mortar stage, such as in our various experiments and demonstrations in rehabilitation, leased housing, and factory-built housing, we have driven steadily toward the goal of more and better housing for lower income groups.

Speaking of the "new strategy" in the Federal government, Secretary Robert C. Weaver recently stated:

> "Within the category of housing, the most pressing need for the moderate-to low-income housing receives a high priority. The answer to providing more and better housing for them is at least two-fold. It involves raising incomes up to a level where they can afford better housing. And it involves lowering the unit costs of housing to a level where more families can afford them.

"To take the second part first, it is to the home building industry that we must look primarily for approaches to developing a more national market, for new technologies, for mass production techniques, that are all ways to lower unit cost. It is not only a matter of contributing to the national good, but a matter of enlightened self-interest. We think both the national good and the profit motive will be served in a housing program of the magnitude required."

This vast requirement for housing for lower income families has a most direct bearing upon your operations. The plain fact of the matter is that you can no longer depend on existing housing to fill the need for rehousing displaced families, so many of whom are of lower income. No matter whether you are going to develop renewal sites for higher income housing or non-residential reuse, you will have to face up to the need for an expanded supply of new or rehabilitated housing for lower income families.

Unless you face this fact squarely, you will create more problems for yourselves, and for the cities we are striving to improve.

To maintain a climate in which you can work most effectively with cities to develop land for its best and highest economic use, you

will have to recognize this relocation need. It is a social as well as economic obligation, and it can be met through the process that Senator Paul Douglas of Illinois once described as, "Doing good by doing well."

For providing relocation housing does not mean that you have to undertake a solely eleemosynary task. We have had ample experience now to prove that both the 221(d)(3) and rent supplement programs are workable and profitable. Through them there are plenty of opportunities for supplying needed relocation housing for a mixture of income groups and families.

I have spent some time on this theme of relocation because housing is the bedrock on which any model cities program will have to be built. But there are numerous other considerations involved in model cities.

The model cities program, for example, accommodates urban renewal in a manner never before possible. While renewal is not a required component of a model neighborhood program, the indications we have had from many cities are that renewal is being contemplated as a major part of their model cities proposals.

In such model cities programs, renewal will be on a much sounder basis than in the past. Now, for the first time, both social services and physical construction can be coordinated and integrated in ways never before possible, to the maximum benefit of the residents of the neighborhood.

If the model cities program works, and of course I am convinced it will, cities will be able to provide the social services and relocation housing that will enhance investment opportunities.

We are seeking primarily residential rehabilitation and redevelopment in model city neighborhoods. However, while this is not a CBD program, we do expect some nonresidential construction to serve the neighborhood and to provide increased employment for neighborhood residents. We hope to encourage well-rounded, stable neighborhoods with a diversity of income groups as residents, and employment for neighborhood residents in the facilities that serve them.

We in the Department of Housing and Urban Development have said over and over again, and our statements have been amply reinforced by the model cities legislation: innovation is what we are seeking. We are looking for new approaches by the cities to the problems of deprivation, poverty, and deterioration that have baffled Americans since the days of Thomas Jefferson. When Jefferson spoke dreadingly of the day when people would be "piled high upon one another in cities," I believe he was disturbed more by the unsolved problems of poverty, so abundant in the cities, than to density per se.

Here is the opportunity never before afforded to American cities -- and the States in which they are located -- to analyze, to experiment, and to arrive at practical, feasible solutions. Or, even to

discover that oft-peddled palliatives can go up in smoke when put to the test. That, too, can be of benefit.

We want the cities to let loose their imaginations and their creativity to tackle urban problems. We recently undertook a most rewarding and productive enterprise in the Office of Demonstrations and Intergovernmental Relations. We presented awards to those cities with outstanding examples of intergovernmental cooperation. Perhaps I should be somewhat abashed by stating that we were amazed at the quality of the responses from cities. Of the ten we selected from 86 entries, we found new innovations in city-county acquisition and development of school and park sites; unification of regional planning and transportation activities; city council-school board sharing of data processing equipment; a regional executive management program for State police officers; and inter-city contracting for sewage treatment.

So here we have abundant proof that cities can undertake and discover new ways of coping with the most complex urban problems, whether they be in education, safety, recreation, transportation, or any other urban activity.

And we in HUD have stimulated new approaches to old problems through our demonstration programs. We have made grants to cities, States, universities, and public bodies of many kinds to experiment and create, and the results are now beginning to come in.

In New York City, for example, we have helped to fund rehabilitation programs of an amazing variety of financing and new technology. Working with our contractors, industry has produced both new products and entirely new ways of applying old ones: telescopic windows and window frames, a wall covering that is vermin-proof and moisture-proof, rehabilitation that can be accomplished with only brief temporary displacement of the residents.

In Chicago, the Illinois Institute of Technology is designing a prefabricated concrete slab enclosing a steel frame, that hopefully can be used to build high-rise housing more quickly and economically.

We are financing the experiment because the sponsor is competent and the idea to be tested has great potential. Some of the experiments we finance will work; some will not. We believe that without risk of failure there is no hope of success in our efforts to help industry develop new technology that will reduce costs.

What we are seeing here is a most sophisticated involvement and cooperation between government and private enterprise - a working relationship that, I am sure, would have caused the social reformers of the 19th century to blanch. Yet, it works, it accomplishes, it saves money and lives. It is in such relationships that the future success and health of our cities will flourish.

Why not new kinds of institutional approaches? It may be that in new establishments, as much as in new materials and technology, we

will find some of the answers we are seeking.

We have stressed the need for private as well as public efforts in model cities programs. Public agencies cannot do the job by themselves, nor can public funds do the job alone. The resources, the funds, the imagination, the brainpower of all must be involved. In short, we need you, and you need us.

I believe that Max Ways, in a recent article in Fortune, describes the modern private-public cooperation most graphically. He writes:

> "The new style of dealing with the future offers to millions of living Americans an opportunity far more significant than material progress. Since Socrates, at least, Western civilization has respected the examined conclusion, the conscious conclusion, the conscious connection between thought and action, the intentional life. That we are now developing a set of more effective methods for shaping the future represents a fundamental advance along a main line of social and individual evolution."

The missing link between the technological and managerial skills of private enterprise and the government agency is the connector, the go-between, the match-maker, if you will. Although there is an increasing dialogue between business and government, we fail too often to make ourselves understood to each other, especially when the goal is a public objective.

Why could not Urban America supply this missing link? Yours is an organization that includes people with vast experience in the

complexities of both private and public enterprise. In your organization you have the capacity, the confidence of your clients, to bring the efforts and talents of both the private and public sectors into a unified drive to achieve the aims of the model cities program. We welcome your cooperation.

But we need you developers for much more than your investment or your developmental skills. We need you to be quite involved with what happens to the people in the model cities neighborhoods. I find very often that I have to keep reminding the people with whom I do business that they must not lose sight of the one constant basic of the model cities program - the people in the neighborhood. I am all for new kinds of wall board and computerized bus systems and quick rehabilitation plans, but unless we commit ourselves to the people on whom these new techniques will be tried, we will get out of focus of the picture we are trying to create.

Norman Cousins once said:

> "A free society cannot long remain free if man is in full retreat from man, if the individual loses faith in the propriety of his responses, in the fact that what he thinks and does can be of consequence, and in the stark fact of his ultimate responsibility for the texture and character of his own society."

It is in this sense that we - the Feds, the developers, the city officials, the neighborhood residents - should approach the model cities concept and program. This is the basis for our coordinated efforts in social rehabilitation, physical reconstruction, employment, education, and the other fundamentals of city improvement.

# # #

11-28-66

RESUME OF CHARLOTTE AREA FUND PROGRAMS

The Charlotte Area Fund and its delegate agencies have concentrated their efforts in three defined target areas which were chosen on the basis of the results of a socio-demographic study of Charlotte conducted by members of the North Carolina Fund summer research team.

The heart of the Fund's program is three neighborhood service centers which are located in three low-income neighborhoods in the southern, northern, and eastern areas of the inner-city. These centers are staffed by a Coordinator, Counselors who are responsible for intake and referral, a Supervisor of Neighborhood Workers, and a number of Neighborhood Workers who provide outreach and follow-up as they go from door to door locating, identifying and solving problems of the poor. In addition to their individual contacts, the workers spend a great deal of their time organizing and rendering technical assistance to community improvement groups (Advisory Groups, Neighborhood Councils, Tenant's Association, Block Clubs, etc.)

Present and future programs which will provide staff to Neighborhood Centers include Family and Children's Service Outreach Program, administered by Family and Children's Service, an agency of United Community Services; Comprehensive Manpower, the employment program administered by the Charlotte Bureau on Employment, Training and Placement which was originally set up with a Stern Family Fund Grant to the Eastside Council on Civic Affairs, an influential Negro group in the community; Homemaking Education, administered by the Agricultural Extension Service which will supervise four professional home economists and fifteen aides in the teaching of homemaking skills to target area families; and Legal Services for the poor of Charlotte

which will be administered by a new corporation, the Legal Aid Society, Inc. of Charlotte and Mecklenburg County, established jointly by the Charlotte Area Fund and the local bar association.

Other programs include Community Development which provides for a Supervisor and four Neighborhood Organizers whose job it is to encourage broader participation of the poor in the program planning and decision making process of the Charlotte Area Fund as well as to provide technical assistance to groups interested in self-improvement. This component will also assume responsibility for the training and supervision of indigenous workers through the Supervisors of Neighborhood Workers in each center. The Community Development staff recently received a grant from the North Carolina Fund for the purpose of surveying Charlotte's Domestic Workers and their employers in order to determine the working conditions of Domestics, the need for and interest in training, day care, etc., and the attitudes of the employers toward their domestics.

School-related programs funded through the Charlotte Area Fund include two summer Project Headstart programs which served over 4,000 youngsters; a year-round experimental Pre-School Program; a summer Remedial Reading program for low-income children; and a Psycho-Educational Clinic which will provide psychological evaluation and treatment of emotional, learning, speech, and reading difficulties of low-income children.

Related programs not funded through the Charlotte Area Fund, but which should be mentioned are the Adult Basic Education Program administered by Central Piedmont Community College and taught in neighborhood schools; the In-School Neighborhood Youth Corps program administered by the schools and the Out-of-School Neighborhood Youth Corps program administered by the Charlotte Bureau on Employment, Training and Placement.

A summary of O. E. O. approved programs from May 1, 1966 through July 31, 1967 totals $1,840,159 in federal funds. The projected payroll for this fiscal year is 182--97 of whom will be non-professionals.

THE COMMUNITY ACTION AGENCY

Charlotte began quietly working on plans to participate in the North Carolina Fund program as early as 1963, prior to a visit by officials from the Ford Foundation to this city.

Later, key professional personnel of the schools, United Community Services, public health, public housing, welfare, and newspapers began holding a series of meetings to discuss the problems of poverty in Charlotte and to formulate imaginative approaches to these problems. Most of these people were sitting around the conference table in a sharing situation for the first time.

These conferees agreed that the overall direction of a Charlotte Anti-Poverty Project should be placed with a new central agency, yet to be incorporated. The following persons agreed to become the incorporators of the new agency: the Mayor, the Chairman of the County Commissioners, the President of the Chamber of Commerce, the Chairman of the Charlotte-Mecklenburg School System and the Chairman of the Social Planning Council. They in turn were to appoint eight or ten other citizens of both races to serve on this new Board. This incorporation became the Charlotte Area Fund, Inc. whose Board of Directors has since been considerably boradened and expanded to include representatives of the poor.

At the invitation of the North Carolina Fund, the Charlotte Area Fund and its Advisory Committee, which was constituted primarily of those professionals who were involved in the original planning ses-

sions, submitted a proposal in January, 1964, and was selected as one of the eleven North Carolina Fund-supported communities.

With the passage of the Economic Opportunity Act of 1964, the Charlotte Area Fund was able to enlarge upon its thinking; and at the request of the North Carolina Fund, began preparation of a Community Action Program proposal to O. E O.

Dr. Leslie Bobbitt, with the school system, was appointed Interim Project Director in February of 1965; and in June of 1965, John E. Zuidema was hired as permanent Executive Director.

The first O. E. O. grant, which provided for central office staff and two neighborhood service centers, was received at about the same time. The Charlotte Area Fund has continued to receive an annual administrative grant of $28,000 from the North Carolina Fund which is used as matching for federal funds.

vly
11-28-66

4-67

CHARLOTTE AREA FUND, INC.

Dispatch

THE CHARLOTTE MECKLENBURG ANTI-POVERTY PROGRAM

SCORE A FIRST FOR THE CHARLOTTE AREA FUND

Domestics United members passing out flyers on the Square during heavy traffic periods.

The Charlotte Area Fund has received a $2,000 grant from the Southern Regional Council of Atlanta to finance a voter registration and education campaign in low-income target areas, becoming the first community action agency in the nation to receive such a grant. In February, the Area Fund conducted a similar drive which netted over 450 new registrants as a result of a new system of education and motivation devised by the Community Development Staff. Mrs. Cora Owens formerly connected with the OIC in Philadelphia, is co-ordinating the drive. The League of Women Voters are partners with the Charlotte Area Fund, assisting in voter education and transportation.

The Southern Regional Council is composed of 100 Southerners of both races, who are concerned with human relations in the South. It is supported by foundations and independent contributions, and is involved in voter education and registration, urban planning, problems in economic development, human relations, penal reform, and cooperatives for the poor.

Area Fund Staff and League of Women Voters volunteers distributed 10,000 flyers in the target areas and during heavy bus traffic time in downtown Charlotte. A door-to-door canvas is being made, and the campaign is further supported by posters, radio announcements, buttons and mass meetings.

CHARLOTTE BUREAU AND O. I. C. DIVORCE

The Charlotte Bureau on Employment, Training, and Placement and the Opportunity Industrialization Center on March 29 terminated their joint relationship in the Pre-Vocational and Motivational program which had resulted in conflict and confusion during the two-year alliance. When the Charlotte Area Fund received OEO grants in 1965, both the CBETP and the OIC appeared almost simultaneously, each offering the CAF its own proposal for manpower and training programs here. The Area Fund, after an unsuccessful effort to bring the two groups together, settled on the Charlotte Bureau to be the delegate agency for manpower. But the OIC persisted in its efforts, and when the Charlotte Area Fund and the CBETP carried their plans to Washington, the Office of Economic Opportunity conceived a compromise: CBETP would receive the federal funds and be responsible for the overall undertaking; OIC would oversee the motivational and pre-vocational portion of the program.

Competition between the two groups and the complicated allocations of authority and responsibility unfortunately bred the clashes that precipitated the firing of Jim Upchurch as director of the motivational phase, and subsequently the full schism between the OIC and The Charlotte Bureau. In a public statement, the Charlotte Area Fund praised both the OIC and the Charlotte Bureau for terminating their relationship, and commented that the separation of efforts will result in more clarity of purpose and effective programs. There is a great need for creative efforts in Charlotte to train and place the unskilled and unemployed. The CAF feels that no one group should expect to have a monopoly in this area of service.

Representatives of the Charlotte Bureau and the Area Fund have agreed on a nine point plan that should enable the Manpower Program to move forward with added impetus. In short, a third party evaluation of the manpower program will be instituted immediately; the CBETP will comply with OEO regulations that one-third of its board of directors will be democratically-elected representatives of the poor; personnel directors of local industries will be involved in Charlotte Bureau programs; all meetings of CBETP Board members regarding policy decisions will be open to the public including the press; the Area Fund shall have "reasonable access" to all records and shall have the right to request periodic reports and information; all consultants secured by the Bureau to assist in program areas shall submit a copy of their report to the Area Fund; the bylaws of the manpower program should state that a representative of the Charlotte Area Fund shall have the right to attend CBETP Board meetings; and finally, all significant changes in work programs shall be approved not only by the CBETP, but also the Charlotte Area Fund and the Office of Economic Opportunity.

REPORT CARD ON PROJECT HEAD START

Project Head Start took several steps backward when the Board of Directors of Mecklenburg County Health Department voted not to participate in the program this summer. Last year, medical, dental, and visual screening of children was accomplished in Health Department administered clinics by private doctors. Because of the pull-out by the Health Department, the Professional Self-Review Committee--composed of representatives from local medical, dental, and optometric societies--voted to conduct both examinations and treatment in private doctors' offices. As a result of substantially higher medical-dental costs and a cut-back in funds from OEO, some 300 fewer children will be able to participate in Head Start 1967. However, Dr. John Phillips, Assistant Superintendent of the Mecklenburg County School System, hopes that the schools will be able to involve many of these children under pre-school programs financed by the Elementary and Secondary Education Act.

Betty Chafin, director of Head Start Planning for the Charlotte Area Fund, has announced that eleven centers would be in operation this summer to accommodate 1600 children definitely slotted for the program at this time. She also stated to a meeting of the Parents' Advisory Committee that the medical-dental phase of the 1966 program had been completed, and that 75% of the children participating last year had been treated. Selection of teachers' aides and recruitment of volunteers should be completed during the next month.

A HAPPY EASTER was the order of the day for patients at Arey's Nursing Home, when members of the Golden Years Club at Westside Center visited the Home and presented them with Easter baskets. The ladies made the baskets themselves at their weekly club meetings. Even those with so little, can give so much to people who have even less than they do. It was really a thrilling experience for the Golden Years Clubbers, and especially for the folks at Arey's Nursing Home.

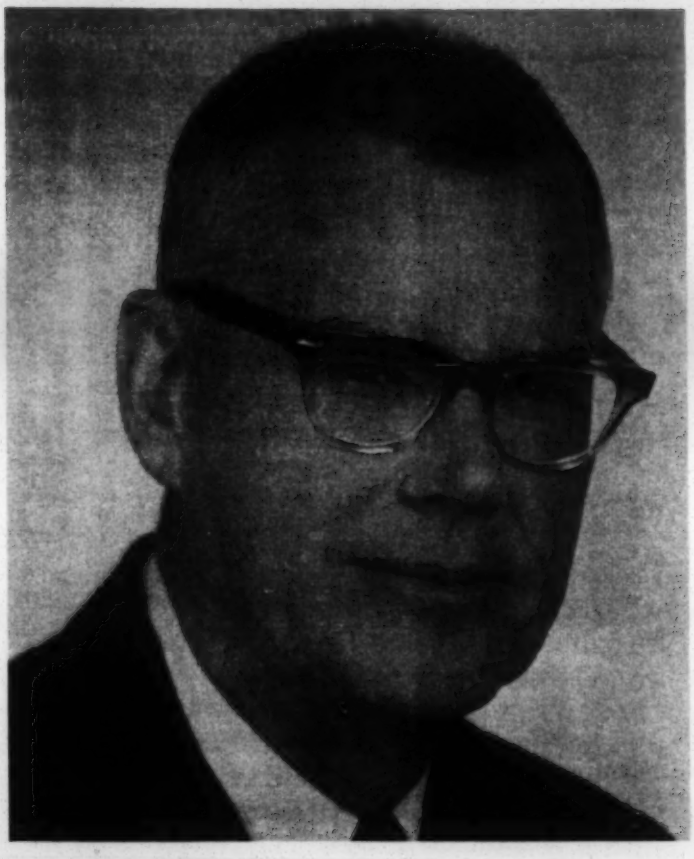
THE HEART AND THE HOME

People are people, no matter where they live, but when they live in shacks or in crowded public housing, they have special needs in the area of home management. The Homemaking Education Component of the Charlotte Area Fund, operated by the Mecklenburg County Extension Service, has been unusually successful in meeting many of these needs since its inception last November. Areas of service in this component are foods and nutrition, clothing, home and money management, furnishings, and work with elderly and youth groups. Mrs. Virginia Nance is the Director of Homemaking Education, who supervises a professional Home Economist at the Southside, Eastside, and Westside Centers. They are Mrs. Gwenn Heard, Mrs. Phillistine Dunlap, and Mrs. Mary Ellen Rose. Working under them are Homemaking Aides, indigenous residents, who have been thoroughly trained in all aspects of homemaking. These aides go into the homes and work with the people on a one-to-one basis, and conduct classes and demonstrations at the Neighborhood Service Centers.

Since becoming fully operational in January, the Homemaking Education Component has touched over 1800 people in working home visits, classes, demonstrations, and group meetings. Both public and private housing managers have been extremely cooperative with Homemaking Education programs, and are supplying referrals to the Home Economists, whereupon these families are visited by the Homemaker Aides. Emphasis is now being placed on working with families who already have moved or who will soon move into the new Earle Village Public Housing Project, since the transistion from a slum dwelling to a modern apartment is a difficult one. Families are being taught the use and care of new appliances, the importance of keeping the facilities clean, and the upgrading of furnishings. On April 20 and 21, the Homemaker Aides participated in an upholstery workshop, learning how to re-upholster furniture so that this knowledge could be imparted to Earle Village residents and those designated to become tenants.

The Homemakers of tomorrow are getting a head start today, because the Homemaking Education Component has organized groups for children ages 7-12 and for teenagers. They learn good grooming, sewing, cooking, ironing, etc. Surprisingly enough, a large number of boys participate in these groups, and as you can tell by this picture, these guys are having a good time learning how to cook.

SOME WORDS OF PRAISE FOR PRACTICAL DREAMERS



Walter L. Lingle, Jr., Executive Vice-President of the Proctor and Gamble Company, highly praised the community leadership who founded the Charlotte Area Fund in his address to the annual meeting of United Community Services. A graduate of Davidson, Mr. Lingle made the following remarks about the CAF's "realistic dreamers."

"Charlotte was one of the first communities in the United States to recognize the area of need for neighborhood services and to take action to do something about it, even before the Federal Government took such action through the poverty program. The Charlotte Area Fund was brought into existence in 1963 by a group of community leaders. It provided an organizational base from which the poverty program could quickly be put into action in this community."

"In Charlotte you are well ahead of many other large cities in developing improved techniques for spending medical and social service funds, because your community leadership had the foresight to bring the Charlotte Area Fund into being four years ago. The administrative organization of this fund offered a ready-made agency for screening and recommending the allocation of Federal poverty program funds."

The organization of the Charlotte Area Fund preceded the Economic Opportunity Act by at least a year, and was created by the School System, the Welfare Department, United Community Services, the Health Department, and other community leaders involved in social services. It might be noted as Mr. Lingle pointed out in his address, the heart of the Area Fund program is the Neighborhood Service Center, designed to bring the services people need right into their own communities.

WHAT CAN I DO ABOUT POVERTY?

Isaac Heard, Jr., an honor student at West Charlotte High School, is a volunteer in the tutorial program at Little Rock AME Zion Church. There's no question about the high quality of instruction these children are getting, because Ike is a National Merit Scholarship winner, and has already been accepted at Dartmouth, Duke and the North Carolina State University.

One out of every five Charlotteans lives in poverty. Together they comprise a community of out-casts, whose only connection with each other is their common poverty. Too little federal, state, and local funds are available to solve the problem alone. The average adult citizen in the low-income areas of Charlotte has less than a ninth-grade education, and one out of every ten adults is a functional illiterate. Charlotte Area Fund's volunteer services program is trying to help upgrade the education of people in its target areas. Tutors in English Grammar, Reading, and math are needed for both afternoon and evening groups, while in-school tutors are needed for grades 1-12. Both young people and adults can participate in one-to-one, or group tutoring. Teachers aides are now being recruited for basic adult education courses to be started at night in the Neighborhood Service Centers.

Recognizing the critical need for upgrading education, the Charlotte Area Fund is issuing a call for an army of volunteers to man an expanded tutorial program. What can <u>you</u> do about poverty? Give two hours a week of your time and knowledge as a volunteer tutor. Call Janet Paulk at the Charlotte Area Fund, 372-3010.

NEWS FROM THE NEIGHBORHOOD SERVICE CENTERS

BETHLEHEM. The Board of Directors of the Bethlehem Center at its March Meeting recommended that the relationship between the Methodist facility and the Charlotte Area Fund be terminated as of May 31. Among the reasons given for this action were: (1) The summer program at the Center needs the space now occupied by the Area Fund Staff, and (2) The new structure for neighborhood centers was not felt to be compatible with those of the Bethlehem Center. The Charlotte Area Fund will continue its work in the Southside area of the city, and is now looking for a building to house all center activities.

Mary Alice Adams, Supervisor of Neighborhood Workers at Southside, has resigned to accept a position as a mother. Her new employer will be her husband, Jerry Adams, who is a reporter with the Charlotte Observer. We wish her luck in her new capacity.

WESTSIDE. More than 200 persons packed into the Westside Center on April 11 for a fashion show sponsored by the Homemaking Education Component. Thirty "models" involved in sewing classes there exhibited garments and hats they had constructed. Entertainment was provided by the "Sensations", a combo composed of four youngsters in the Greenville Community.

A portion of the crowd at the fashion show.

Members of the Polk Street and Spring-Pharr Streets organizations are working to construct a playground in their area. With the help of the LINKS, a fraternal organization, a lot has been leased and insurance is being secured. A fish fry-clean-up party is planned for the lot, to raise money for equipment and to ready the lot for construction of the playground. A good example of people working together to fill a need.

EASTSIDE. Employment Security Staff members at Eastside are meeting with the guidance counselors at Piedmont Junior High School, and three representatives each, from the 7th, 8th and 9th grades. Purpose of the meetings is to suggest, plan, and co-ordinate activities for teenagers in the area.

A diabetics club has been formed under the auspices of the Eastside Center, and meet once each month at the Homemaking Education Office there. Demonstrations, speakers, and discussions of interest to diabetics comprise the bill of fare.

BROOKLYN. "A Night in TV Land" was the theme of a talent show given by the Brooklyn Neighborhood Council on April 13 at the Brooklyn Center. The whole program was conceived and executed by members of the community. "Commercials" between the talent acts consisted of explanations of the various center programs and "pitches" on voter education. All told, this program was a bright spot indeed in Charlotte's most abject slum area.

DEDICATION

This issue of the Dispatch is dedicated to the memory of Judge J. Spencer Bell, who died of a heart attack several weeks ago. A member of the Board of Directors of the Charlotte Area Fund, and a staunch supporter of the interests of the poor in the Queen City, Judge Bell's wisdom, support, and statesmanship will be greatly missed.

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The "Dispatch" is published monthly by the Charlotte Area Fund, and is designed to inform the general public of action along the poverty front. Extra copies are available upon request. Write or call the Charlotte Area Fund, 314 W. Trade Street, telephone 372-3010.

John E. Zuidema, Executive Director Robert Person, Deputy Director

Jim Davis, Editor

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9.67

CHARLOTTE AREA FUND, INC.

Dispatch

THE CHARLOTTE MECKLENBURG ANTI-POVERTY PROGRAM

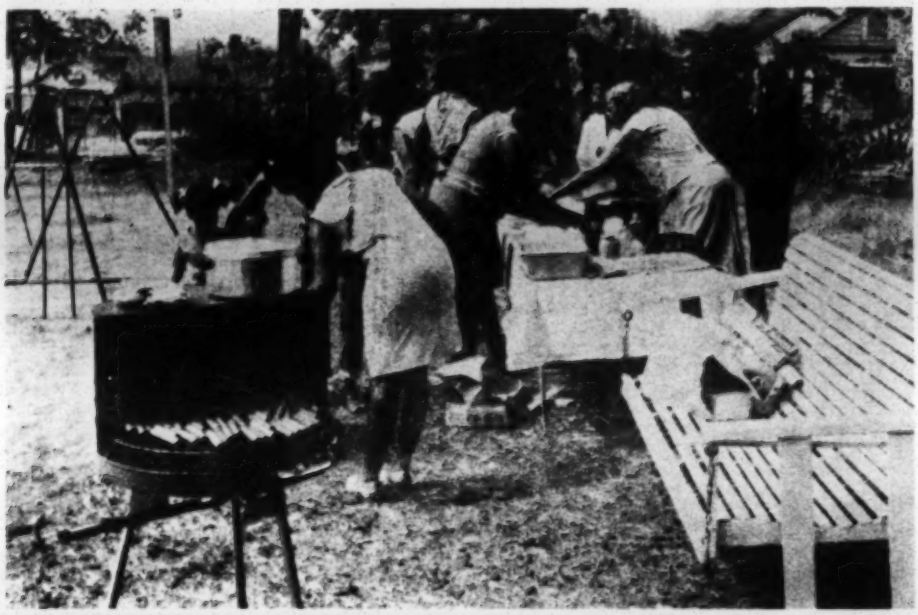
THAT'S WHAT HAPPINESS IS.....

Happiness is a small boy on a swing. Happiness is tumbling down a hill in an oil drum converted into a plaything. Happiness is pitching horseshoes...playing in a sand box.. tossing a basketball into a net. For the children of First Ward and Earle Village, happiness is a well-equipped playground at the corner of North Davidson and Tenth Streets, the fruit of the labors of the First Ward Community Council. It used to be a trash-covered lot.

The First Ward Community Council is one of the many groups organized with the assistance of the Community Development Component of the Charlotte Area Fund. Formed in April of this year, the Council noted a complete lack of recreational facilities for children in this center city district. Council members then contacted the Charlotte Parks and Recreation Commission, but no help was forthcoming. So they decided to do the job themselves. First Ward Council Chairman Mrs. Ethel Smith and her neighbors went to work and received permission from a realty company to use the lot. Next came the task of clearing trash and obtaining equipment.

Life-long residents of the neighborhood, such as Mr. Willie Wright, would come home from work and head straight for the playground to help clean the lot and construct sand boxes for the younger children. Other members of the First Ward Council were busy contacting businesses and persuading them to donate playground equipment. On August 16 a neighborhood celebration took place to mark the premiere of the playground. Council members and parents beamed with pride over

their creation, while several hundred kids stopped playing long enough to line up for a dinner of fried chicken, hot dogs, potato salad, pie and punch.



For members of the First Ward Community Council, happiness is the successful completion of a self-help project through community development.

THE PLAYGROUND IS THE THING!

A lack of recreational facilities in low-income areas is of great concern to a large number of people these days, and they are working to do something about it. A tot-lot complete with a treehouse, swings, merry-go-round and sand-boxes now stands at the corner of Polk and Oliver Streets as a result of the year-long efforts of the Westside Center's Eight Square Block Organization. Dedication ceremonies for this playground, designed for the smaller children, took place last month.

D. U. (DOMESTICS UNITED) MEANS DO!

A pilot group of fifteen members of Domestics United completed in August a nine weeks' home nursing course in preparation for the establishment of a post-natal care service. The course was conducted under the auspices of the American Red Cross and the Little Sisters of the Assumption - the home health agency in the community. When operational, around mid-September, DU's post-natal care venture will provide a full spectrum of services for a new mother and baby when they come home from the hospital. This should be good news for grandmothers! These DU members will further enhance their home nursing skills by taking the Licensed Practical Nursing Course at Central Piedmont Community College. In addition to greatly increasing their incomes, the post-natal care service will enable the ladies involved to enjoy such fringe benefits as paid vacation and sick leave, social security, life and hospitalization insurance. This is what self-help and organization is all about, and Domestics United was organized with the technical assistance of the CAF.

Sister Teresa of the Little Sisters of the Assumption demonstrates the construction of health aids when an emergency precludes the use of normal items.

Domestics United will soon be incorporated as a non-profit corporation under the laws of the State of North Carolina. Future plans include the formation of a cleaning service which will enable apartment dwellers without a domestic bent to keep their flats spic 'n span. DU members are also interested in forming buying cooperatives, a credit union, and in bringing domestic workers under the State Minimum Wage Law. Domestics United now numbers around 750 members in their ranks, with DU chapters scattered over the city.

SEW, I SAID TO MYSELF

During the evening hours, Kenneth Rose is a machine operator for Riegel Paper Company, but during daylight hours lately, he's been learning to use another machine - a sewing machine. With the help of the Homemaking Education Component at Southside, Mr. Rose is constructing draperies from beautiful gold-brocade fabric to complement a tastefully decorated living room in Brookhill Village. Sewing isn't entirely new to Mr. Rose, since he was enrolled in tailoring classes at West Charlotte High School and North Carolina A & T College in Winston-Salem.

IN HELPING THEMSELVES, THEY HELP OTHERS

On a recent field trip to a local hobby shop, members of the Young at Hearts Club of the Eastside Center learned how to make corsages from artificial flowers. In subsequent meetings, they made a large number of corsages for the patients at the Green Acres Nursing Home and delivered them personally. Another service project included the cutting of eye covers which were used in visual screening for this summer's Head Start Program. Working with the elderly is one facet of our Homemaking Education project.

WOMAN, SPARE THAT CHAIR!

To show that even the most dilapidated piece of furniture can be turned into a fine furnishing, the Homemaking Education Component has held reupholstery workshops in all four centers. Residents who participated in the workshops were amazed at what could be done with a little money, a little effort, and a little know-how. More upholstery workshops will be held this fall under the supervision of Home Economists and Homemaker Aides.

HOW WE PLAYED IT COOL

The Charlotte Area Fund's Summer Youth Project concluded last week, after two months of fun and creative activities for nearly 5,000 low-income young people. Designed to fill the void that has led to "long, hot summer" disturbances in other cities, the youth program consisted of arts and crafts, athletics, drama, music, home economics, street dances, industrial arts, auto mechanics, swimming...you name it! Over 200 older youngsters had the time of their lives with a 2-week camping experience at the YMCA's Camp Thunderbird. The pictorial record above shows some of the activities of the summer.

Upper left: the circus tent which housed activities of arts, crafts, and dancing at Westside Center; Upper right shows enrollees of the Junior Leadership Classes learning how to weave baskets; Lower left, members of the drama group view art-work in lobby of Ovens Auditorium where they saw a performance of "Bye, Bye Birdie" and met its star, Tab Hunter; Lower right, a group of the younger boys engaged in wood sculpture.

THE ARMY OF THE CONCERNED

Mayor Stan Brookshire passing out certificates to Head Start volunteers in special recognition ceremony.

For the 1,600 children enrolled in Project Head Start, it was a summer of structured play, visits to places they've never been before, checkups by doctors and dentists, singing, travels by bus, and most importantly, a chance to see and talk to others in order to gain an awareness of themselves and the world about them. For the 197 volunteers who assisted the professional teachers, it was an experience of deep satisfaction, knowing that they had helped children get a "head start" on the road to education. Some of them worked only one day a week, while many worked five days a week all summer long. Some of them were in junior high school...some were teenagers...some were over 65. They came from Myers Park...Greenville...the center city.. the affluent and low-income working side by side to help a child. Their contribution in time amounted to $35,000 towards local matching funds. Wednesday, August 23 - near the end of Head Start - was their day...a day of recognition. What they received was a certificate of appreciation signed by Mrs. Lyndon B. Johnson and Sargent Shriver, a handshake from Mayor Brookshire, and the knowledge that through their efforts a child was well on his way to a good education.

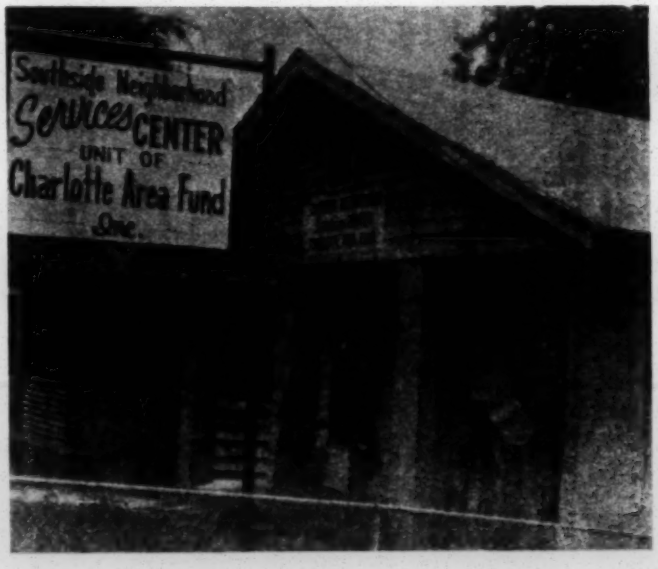
Licking this problem of poverty is a very personal thing..... it takes involvement. No special skills are required...just a genuine concern for others and the willingness to give a little time. If you are willing to invest a little of yourself in the fight against poverty, call Mrs. Janet Paulk at the Charlotte Area Fund, and find out what role you can play in the CAF Volunteer Services Program.

Congressman Charles R. Jonas conferring with Area Fund Board Chairman Charles M. Lowe and Mrs. Micki Riddick, Director of Community Development.

WE GET VISITORS

Members of the staff of the Charlotte Area Fund were delighted to greet a distinguished visitor recently. He was the Honorable Charles R. Jonas, member of the U. S. House of Representatives from the Eighth Congressional District. Mr. Jonas was in Charlotte for a speaking engagement and dropped by the CAF for a briefing session on the war against poverty in Mecklenburg County.

UPSURGE IN ACTIVITIES AT THE SOUTHSIDE CENTER



Since the Southside Center now has a full-time director in one Mike Collier, things are really moving out there. During the summer, the center housed an arts and crafts program as part of the Summer Youth Project. In August, residents of the area conducted a highly successful all-day cleanup campaign in a 4-block area, filling up four large trucks with trash and debris. Street dances, held under the auspices of the Charlotte Area Fund, were so popular that the residents have made known their desires to have them continued on into the Fall. As a token of their appreciation, some 15 to 25 residents acted as "security guards" for each of the dances.

Dick strikes a familiar pose in the CAF Conference Room.

A RELUCTANT GOOD-BYE

It is with a great deal of regret that the Charlotte Area Fund must say good-bye to a real friend of the poor and a staunch supporter of the CAF. The Reverend Richard Hildebrandt, Chairman of our Program Planning Committee, has left Charlotte to accept a pastorate in Orange, Virginia. An active community leader who is well known as a slum fighter, Reverend Hildebrandt served Wilmore Presbyterian Church located in a transition neighborhood for over five years. Responding to a landlord who denounced him for his criticism of alleged high profits made by slum lords, Dick Hildebrandt replied: "I am just a Christian, fallible as other men, who in a small way has declared war on every pocket of blight and slum that exists in this city." His knowledge, leadership, and courage will be greatly missed.

Charlotte Area Fund Dispatch...Volume One, Number 5..September 1967

Charlotte Area Fund, Inc.
314 West Trade Street
Charlotte, North Carolina
28202

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it's up to YOU

State Planning Task Force

VOLUME 1, NUMBER 7 SEPTEMBER, 1967

TAKING ADVANTAGE OF AN OPPORTUNITY

The Brick Value House

RICHARD P. PIERCE
Housing Administrative Assistant
State Planning Task Force

A new brick house has just been built outside Durham near the Research Triangle. This house was built to look at – not for anyone to live in.

It may seem odd that a house would be built for this reason when many people hardly have a roof over their heads. Why not let someone move in?

There is a very good reason for building a house like this one just for people to look at. It will prove to many that they can afford a good house. Also, it will show builders that a house can be built at a cost that thousands of people can afford – people who, in the past, have been looked upon as not having the money to buy a house.

The house has 1,010 square feet. It has three bedrooms, a living room, a dining-kitchen combination, a bath and a storage room. The outside walls are brick. Some of the inside walls are brick and some are plywood. The floors are also brick and are covered with a wax sealer. The bathroom is made of fiberglass. There is 3-3/8" blown insulation overhead. It also has insulation in the walls. The house has electric heat. Materials used in the house were chosen to be useful as well as attractive. It was built so that it will not cost much to keep it up. You can buy this home for about $7,500. This does not include the cost of land or the closing costs connected with home loans.

The house would be very useful for elderly people or handicapped people. It could be built especially for their needs.

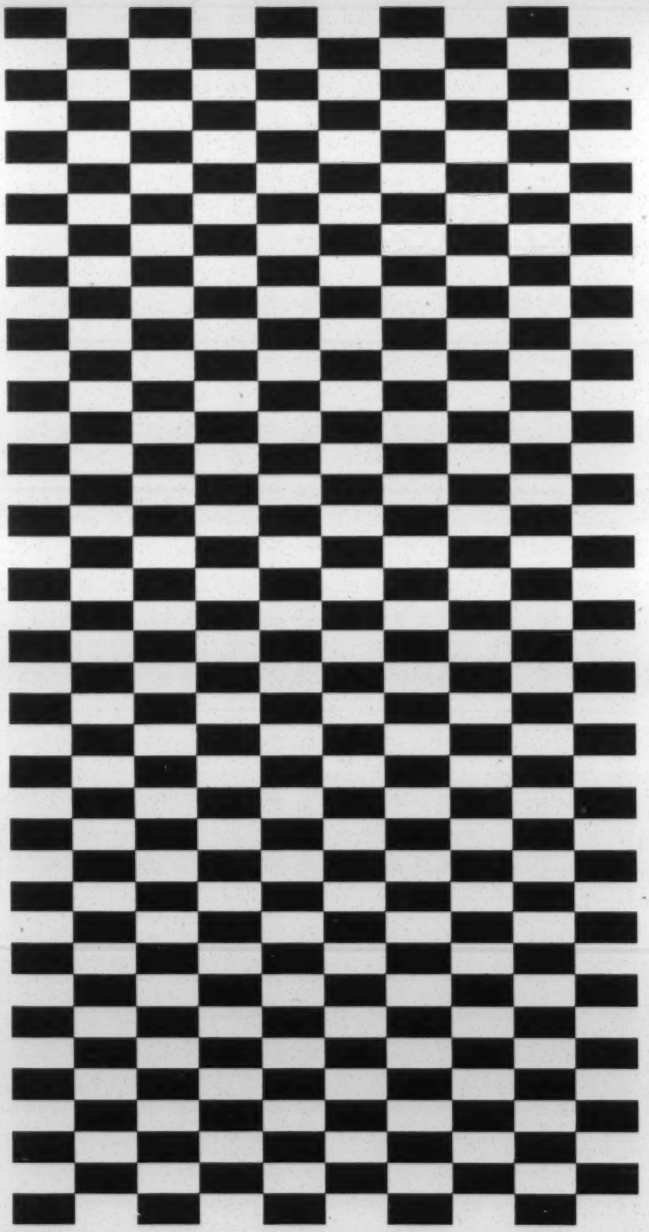
Now that a low-cost house has been built, we hope that more and more people will think about buying one. If you have been wanting to buy a new home but felt it would cost too much, take a look at this one. It may be the home for you.

* * * *

Information about this house can be obtained from the Brick and Tile Service, Inc., Box 6305, Greensboro, North Carolina; or from Luther C. Hodges, Housing and Urban Affairs Specialist, North Carolina State Planning Task Force, P. O. Box 1351, Raleigh, North Carolina.

DID YOU KNOW ABOUT THIS?

HOUSING LOANS



It may be easier to buy a new or better home than you think – particularly if you have a little money or own some land.

You may be able to borrow up to 97% of the value of a house and land. Through a government-insured loan, it will take only a small down payment. In many cases, the payments on a housing loan are not much higher than rent. It is even possible to spread the payments over a 30-year period.

A home like the brick demonstration model described on the front page can be built at a very low price – and it can be built for **you.**

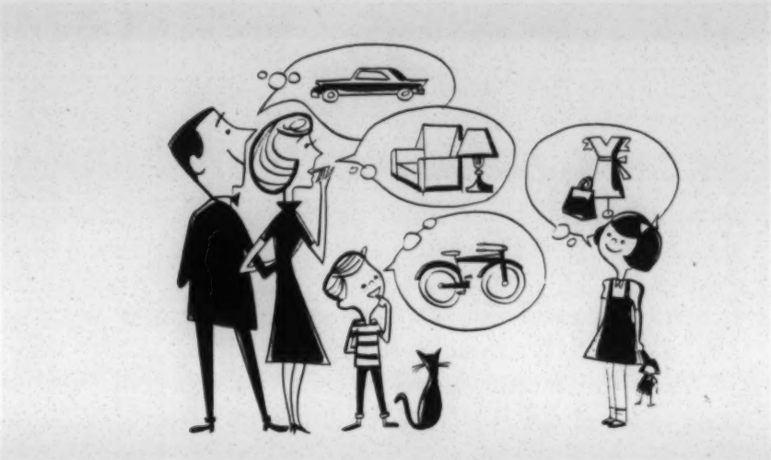
Check with the banks and the savings and loan associations in your area. They will be happy to talk with you about a loan to build a house. If you cannot get the necessary money from them, they will tell you of other places that will lend money for building.

If you are a veteran, you should talk with the man or woman from the Veteran's Administration in your area. They will tell you where you can get VA-insured loans to buy homes. It is possible for a veteran, in some cases, to borrow up to the full value of a house and land.

Every agency that makes home loans has to check on the person who is asking for the loan. This is one way they have of making sure that the person will be able to pay it back and still have enough money to pay his other bills. Don't let this frighten you. It is for your own protection as well as for the protection of the people lending you the money.

It does not cost anything to talk with the banks in your area about a home loan. You may even find that you are able to get the money and start building your house in just a short time.

Buy Now - Pay Later



MRS. JUSTINE ROZIER
Home Management Specialist
North Carolina State University

When you do not have money for the things you want and need, you may decide to "charge it," "finance it," or "buy on time." This means you will use credit, or buy now and pay your bill later.

People used to think that it would disgrace the family to buy on credit because everyone would think that they did not have any money. Now, thinking has changed so that everyone uses credit sometimes. People who have regular paychecks use credit to spread out the cost of buying something. Then they don't have to save up a lot of money to buy something like a car or refrigerator. They can use it while they pay for it.

It's easy to buy more than you can pay for because credit has become very easy to get. Stores offering credit have more business. People return to stores where they can charge things.

Using credit costs money. The dealer usually adds interest or carrying charges to the cost of what you buy. This means that you will pay more for the things you buy on credit.

You should ask yourself some questions before using credit:

Is having something NOW worth the extra cost?

Do you need it now?

What will having it mean to you?

Can you make the payments?

Is it worth the risk?

Will it help you make more money?

What will you give up while paying for it?

Are you paying too much in interest or carrying charges?

Are you dealing with a fair and honest person?

Before using credit you should plan how you will pay for the thing you are buying. Figure out how much money you will have during the time you will have to make payments.

Then list all the other things you will need to buy or pay for during the time you will be making the new payments. List everything you can think of. Include such things as food, clothing, rent or house payment, gas, electric or water bills and any present credit payments. Don't forget the cost of running your car if you have one.

Now subtract the amount of money you expect to spend from the amount of money you expect to have. How much is left? This is the amount you can use for savings or to buy extra things. You might need it for an emergency, such as illness. You might use it for making credit payments for something you really need. You need to decide and plan how to spend your money.

If you will not have more money than you already know you have to spend, then you cannot afford to buy something new on credit. You should wait until you have finished any other credit payments you are making.

Remember the following reasons **for** using credit:

It's convenient.

You can use things while paying for them.

You may get better service for repairs.

It's handy in emergencies.

Don't forget these reasons **against** using credit:

It's expensive.

It may be hard to understand the charges.

You may not shop around as much.

You may overspend.

Always make sure you can complete all the credit payments before you decide to "Pay Later."

THE NEWS THIS MONTH

This is a good time of year for many people in North Carolina. It's tobacco-selling time.

It looks like a good year, too, for tobacco farmers. Mr. John H. Cyrus, of the State Department of Agriculture, says that this year's crop should bring $550 million. That's enough money to make a lot of people happy.

Farmers in North Carolina have been blessed with good weather this year. This had a lot to do with the good crop. Mr. Cyrus says that if farmers will be sure and let their tobacco ripen good in the field, prices should be at record levels.

All of the people working with tobacco feel better these days about the way things are going. For several years now, about all of the tobacco news was bad news.

Tobacco people have been worried about two big problems. One of them was the talk about how bad smoking is on health. While the doctors still say that smoking is not good for you, they think that some of the new filters may help. They are looking for ways to make smoking even safer.

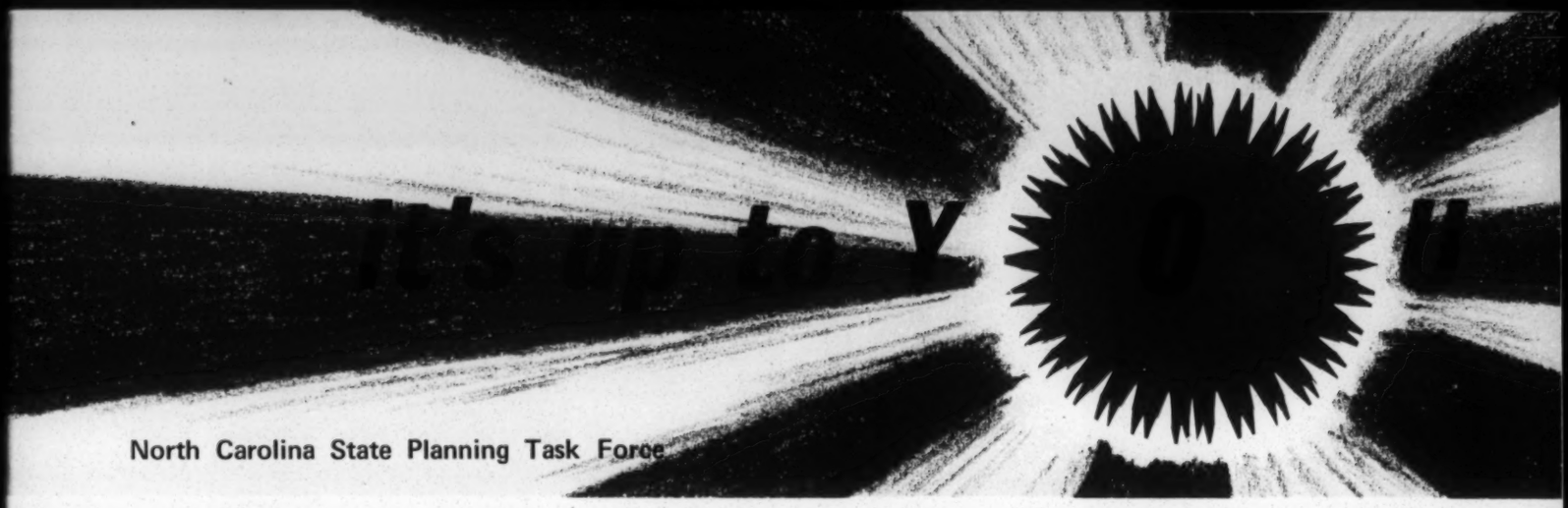
The other big problem has been the millions of pounds of tobacco stored in government warehouses. In the last two years, the government has not had to buy as much. On July 1 of this year, the government and industry had about 300 million pounds less in their warehouses than on July 1, 1965.

Putting tobacco allotments on a poundage as well as an acreage basis has helped to control the total amount produced. Under this program, the amount of tobacco produced on farms can be held down so that it is about the same as the amount that will be used.

The acreage-poundage program also helps get more North Carolina tobacco into foreign markets. This comes about because more attention is given to growing good tobacco. With the old program, everybody tried to grow as many pounds as he could on an acre – didn't pay too much attention to how good the tobacco was.

We still have a lot of tobacco problems. If we all work together, however, we can solve them.

Published by the State Planning Task Force, Raleigh, North Carolina



North Carolina State Planning Task Force

Volume 2, Number 1 October, 1967

TAKING ADVANTAGE OF AN OPPORTUNITY

The Food Stamp Program

Have you wondered how you could possibly buy enough food to feed your family with the amount of money you have for groceries?

If you do not have enough money to buy food and other things you need, you may be eligible for food stamps. Check with your local county welfare office.

With food stamps, you make your food dollars go further. For example, if you have four people in your family and buy $40 worth of stamps, they may give you about $30 worth of stamps free. You would then have about $70 worth of stamps to use for buying groceries. These stamps are as good as money when you take them to grocery stores that take part in the food stamp program.

Food stamps, in most cases, may be bought at your local bank. The Welfare Department tells the bank how many you may receive. The number you can get depends on the size of your family and your income. The grocer has a list on hand showing what you can buy with the stamps. It includes almost anything you may wish to buy except a few items such as foods shipped into the United States from other countries, soap and paper products.

In North Carolina, there are now 21 counties that have the food stamp program. These counties are: Bertie, Cabarrus, Chatham, Chowan, Cleveland, Dare, Durham, Forsyth, Franklin, Granville, Halifax, Harnett, Lee, Martin, Moore, New Hanover, Northampton, Orange, Person, Scotland and Surry.

If a county decides to be in the program, the county commissioners should contact the State Department of Public Welfare. The cost to the county to have the program would be the cost of hiring people to issue the stamps and to check out the people and stores that are involved. Also, the county must pay the bank a small fee for handling the stamps.

The U. S. Department of Agriculture tried this program in 43 areas in the United States, starting in May, 1961. The Food Stamp Act of 1964 made it possible for the program to spread over a period of years into areas of the country needing it and wanting to take part. The program is completely voluntary, and the expansion is based on requests from the states and the amount of funds made available by Congress.

Most people in North Carolina and in the nation like this program. The commodity or direct food distribution program gives food to needy people, but it does not permit any choice of food products. The food stamp program lets people shop at any convenient participating grocery store. Food merchants are glad to get the extra business, and the program is well-received by the public.

You may be eligible for this program. It is for anyone who is having a hard time getting the amount of food that his family needs for good health and strong bodies.

New Dotmond School Breakfast Program

DID YOU KNOW ABOUT THIS PROGRAM?

The morning was cold and crisp at New Dotmond School in Milton, North Carolina. The school buses pulled up at 7:30 a.m. sharp, and the girls and boys with their books and supplies went running toward the door. On this certain day the school had trouble with the furnace, and it was as cold inside the building as out. But in the school kitchen, a good hot breakfast was being prepared.

One lunchroom worker prepares breakfast for 200 children every morning. Also helping are Elizabeth Adams and Jeanette Winstead. They are students who are paid by the Neighborhood Youth Corps to work about two hours a day in the lunchroom.

It is hard to believe, but many children do not get any breakfast before they go to school in the morning. It may be that their mothers do not have time to cook for them; or it may be that they do not eat even if the food is cooked at home because they have to get up so early to go to school. Some families do not have enough money to buy nutritious food.

New Dotmond is an elementary school in Caswell County with 385 children enrolled. It was the first public school in the nation to begin the breakfast program under the Child Nutrition Act of 1966. This school was chosen because 70 percent of the families in the area make under $2,000. This Act made it possible for money from the Federal Government to be used to buy food to feed these boys and girls a hot breakfast.

Some of the food used is bought from the U. S. Department of Agriculture and is called "commodity" food. These commodity foods are sold to the schools at very low cost. A breakfast may be made up of:

1/2 cup orange juice
3/4 cup hot cereal
1 sliced roll with melted cheese on top
1/2 pint of milk

This breakfast would cost the school 10-½ cents for each child, but it would not cost the child anything.

Mrs. Elizabeth McPherson, School Food Service Director for Caswell County, is responsible for much of the success of this program. She works very closely with J. N. Gill, the principal of New Dotmond School. She makes sure that the menu is nutritious and appetizing and that all children who are eligible eat the free breakfast in North Carolina. The School Food Service Section, headed by O. L. Searing, State Department of Public Instruction, is in charge of the program.

The breakfast program was started as a trial program for a period of two years. This means that it was set up to see if it would work and if the people would really like it. Federal and State interest has been high, and the program has been quite popular. The Secretary of Agriculture, Orville L. Freeman, says that more than 100,000 children in public and private schools across the nation are taking part in this program. He also says that this nation has the food, the knowledge about food, the trained school food service workers, and now the legislative authority to help supply good food to needy children within the next few years.

The teachers have watched the children very closely. They have noticed that when they eat breakfast at school, they gain weight, they pay more attention to their lessons in class, their hair and skin tone improves, and they seem happier. At any rate, teachers have learned that "you can't teach a hungry child."

The Dope on Soap

Mrs. Justine Rozier, *Home Management Specialist,* **N. C. State University**

Do you ever wonder why people buy what they do at the supermarket? When I have to wait at the checkout counter in the grocery store, I often notice what other customers before me are buying.

Recently, I noticed that the customer ahead of me was getting a very large box of washing powder. Since I was buying some, too, I was interested in that item and wondered why it was different from mine.

From where I was standing, I could see that the price he was paying was about twice the amount I was paying for my box. I could see that my box weighed the most. It looked as if he were paying twice as much, but getting less washing powder, than I. Why would he be willing to pay so much?

I then saw that his box had a glass in it. To me, the glass was not worth its extra cost. I have plenty of glasses, and they cost me only about one-third the amount this customer was paying extra.

There may have been other reasons why this customer was buying that particular box of soap. It was a well-known brand. My brand wasn't. Since the customer was a man, he may not have been the one in his household to do the laundry. He may have figured that this brand was used by many women, as his television said, and so it would have to be good.

He may have bought it because his wife told him to. He may have liked the color of the box. It may have just been the first box he saw and so he picked it up.

When you buy washing powder, there are several things you should think about before you decide which box to buy:

What do you intend to wash? How dirty is your laundry? For work clothing worn on the farm or in a factory, you will need to use a strong, heavy-duty soap. For baby things, underwear or stockings, a light-weight washing powder will do.

How will you wash? If you wash by hand or with a washing machine that opens from the top, you can use either a high-suds or low-suds washing powder. If you are using a front-opening machine, you must use a low-sudsing powder.

Do you have plenty of hot water? Some of the newer cold-water powders may be the best buy if you have a problem getting enough hot water.

Do you have "hard" water? Hard water causes more soap scum and makes a ring in the washtub. It requires more soap than does soft water. If you have hard water, try to get a soap recommended for it; if your water is soft, you are lucky, for you will not have to use as much soap.

How big a box can you afford to buy? What is the best buy for your money? It is good to check the cost and the weight of the contents of washing powder boxes. It is not always cheaper per ounce as you buy bigger boxes.

By all means, if you buy a washing powder that offers a premium or a gift in the box, make sure it is something that your family really wants or needs. Be sure, also, that it is worth the extra price you pay.

Traffic Safety in North Carolina

Traffic safety is a big problem in North Carolina today. There has been more death and destruction on North Carolina streets and highways in 1967 than in all the most bloody battles in Viet Nam this year. And dangerous holiday periods are still ahead.

The number of people who have died in traffic accidents in North Carolina this year could fill up 25 of those big cross-country buses. Each of those buses would be crowded, too. In addition to those killed, almost 40,000 people have been hurt in accidents this year. This is enough to fill a football stadium. It would not be a happy crowd, though. That is because many of them are badly crippled, and many are suffering from painful and lasting injuries.

Hundreds more are still to die, and thousands more will be injured before this year is over. Some drunk who took "one more for the road" won't ever get home. Some nice teenager will die because of a dare. Some mother won't be there on Christmas morning because she was in too much of a rush to do last-minute shopping.

However, it does not stop with the drinkers, the speeders and the reckless drivers. Often they are the ones who walk away from an accident. Too often it is the innocent—the ones who obey the law—that cry out for help from a burning wreck.

What can we do to make our roads safe for **all** people? Governor Moore's highway safety program will help. Some of the important parts of this program are:

1. **Motor vehicle inspection** which helps to find dangerous defects on cars and to fix them.
2. **Special license plates** which glow at night.
3. **Safety projects** which improve dangerous areas and make highways safer.
4. **Driver education** which is required for every new driver under 18 years old.
5. **New laws** which govern the use of motorcyles.
6. **A defensive driving course** which has already been given to more than 20,000 people.

These and other programs are very important to highway safety in the State. They are helping a lot. Still, there are too many people who are getting hurt or dying on North Carolina highways.

Two main causes of death on the highways are speeders and drunken drivers. The only way to stop these people is to treat them as the dangerous people they are. They must be shown that North Carolina will not let them get away with their carelessness. This is the job of the State Highway Patrol and the city and county law officers.

Governor Moore has asked the State Highway Patrol to really put the pressure on those who drink while driving. He has urged the Patrol to stop any moving cars whose driver acts like he has been drinking at all. The Patrol has a chemical testing program so that a driver who may have been drinking can be tested to see who much alcohol is in his system.

The Governor has also asked the Highway Patrol to put the pressure on speeders. The Patrol has a new piece of equipment called a "Vascar" unit. With this, the speed of a car can be checked very accurately. The troopers can clock the speed of cars as they meet them on the road, while following them, while the car is approaching from the rear, or while the patrol car is parked. In fact, there are 23 different ways that this unit can be used to check speed. These will help control speeding on the highways. This, in turn, will cut down on the number of accidents.

In his new campaign for traffic safety, Governor Moore is asking **all** North Carolinians to work together. The law officer is just one man. In order for him to enforce the laws properly, he needs the help and support of all the people in the State. It is important that judges and lawyers back up troopers and local police in the courts. The battle to save lives on the highways is a **team effort**.

In a meeting on traffic safety this October, the Governor said, "For the good of our people and their well-being, the law must be enforced in North Carolina. No one on our highways or in our streets can be allowed to choose the laws he will obey and to disregard others. Our citizens must have the freedom to ride on the highway without fear of bodily injury or death...The job is tremendous in its scope, but it can be done if all officials on every level of government work together...It is essential that we succeed."

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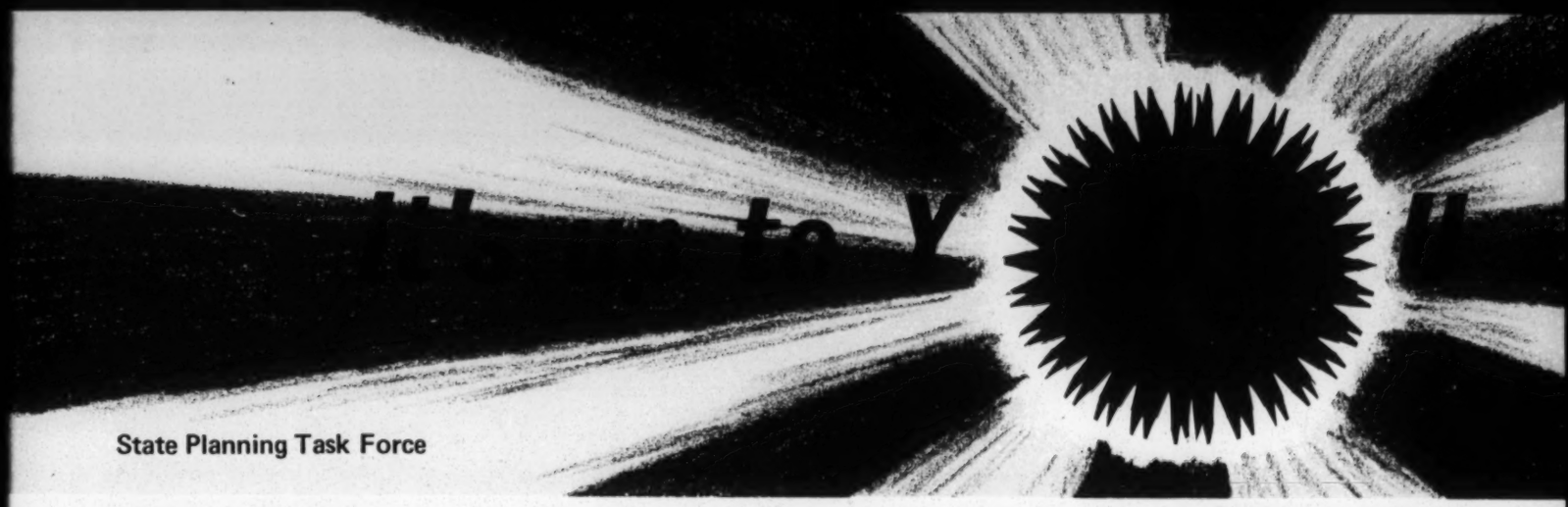
Based on speech made by Governor Dan Moore at the Governor's Conference on Law and Order Promoting Traffic Safety, October 13, 1967.

Published monthly by the State Planning Task Force, Raleigh, N. C.



State Planning Task Force

Volume 2, Number 2 November, 1967

TAKING ADVANTAGE OF AN OPPORTUNITY

The Block House

The Governor's Committee on Low-Income Housing is continuing to work with builders to try to help meet the housing needs of the low-income families in the State. In the September issue of this magazine, there was an article on the "Brick Value" House. This house was built by the Brick and Tile Service of Greensboro. In this issue, the Concrete Masonry House, or "Block" House is shown.

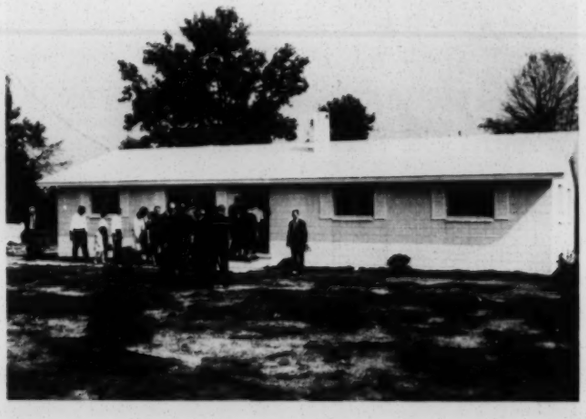
The house was designed by the North Carolina Concrete Masonry Association. They have plans for two-, three-, and four-bedroom homes. Each of these plans can be set up six different ways. Therefore, there are really 18 different houses that can be built from these basic types.

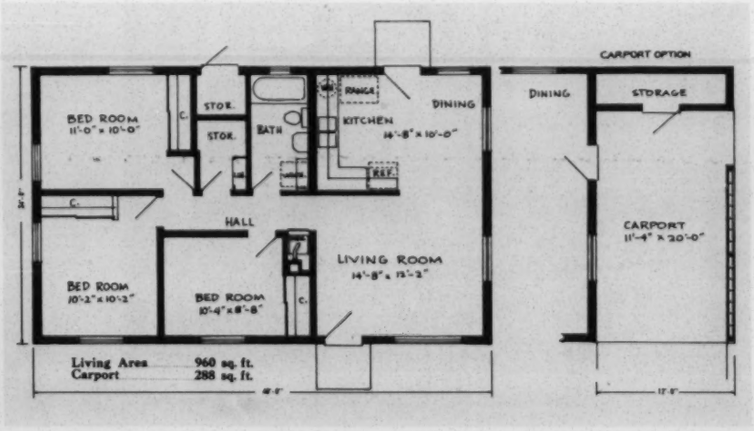
The Block House looks good. It is quiet and comfortable. You can build a home like this for between $7,300 and $10,700. There are many things to consider which make a difference in the price. Some of these are: cost of land, cost of materials, cost of labor, and size.

If you are interested in this type of home, why don't you go to see the one that was built for you to see. It is located just off Highway 97, east of Rocky Mount, on Secondary Road 1400.

THE CAROLINE

The "Caroline" is one of the three basic "block" houses built by the North Carolina Concrete Masonry Association. It has a big living room with a dining area off one end. The kitchen has large countertops for work space. There is also plenty of storage space in the cabinets. There are storage rooms which can be reached from inside or outside the house. Each of the three bedrooms provides lots of closet space. This model has a big playroom at one end. This could be made into a carport instead with another storage room at one end. The plumbing is all in one wall between the kitchen and the bath. This cuts down on cost. This basic floor plan can be set up the way you want it. The house was planned so that you will get the most space for your money.





DID YOU KNOW ABOUT THIS PROGRAM?

Housing Loans for Rural Residents

JAMES O. BUCHANAN
Chief, Real Estate Loans
Farmers Home Administration

Do you live in a nice house? If you do not, it may be your own fault.

Do you live in the country? Do you have a good job? Do you earn as much as the minimum wage ($1.40 per hour)?

If you can answer these questions with a "Yes," you may be able to get a rural housing loan. Rural areas include open country as well as towns and villages up to 5,500 population. You could use this loan either to build, buy or improve a house.

Many rural families are getting loans from the Farmers Home Administration of the U. S. Department of Agriculture. County Supervisors who work for the Farmers Home Administration help people pick out plans for houses. It is their job to make each loan personal. That is to say, they make sure that the loan is based on your **needs** – and they set up payments that you can afford to pay back. Sometimes the supervisors can help find homes that are for sale. They also will help plan the repairs and improvements needed on a home a person already owns.

You can borrow money and have as much as 33 years to pay it back. Of course, a loan for this long a period will cost more than for a shorter time. For example, the monthly payment on a $10,000 loan for 33 years will be $52.95 before taxes and insurance.

Maybe you cannot afford a $10,000 home. If you only earned the minimum wage, you could not borrow that much money. However, you might be able to buy or build a house for $6,500. Monthly payments on a $6,500 home are only $34.70.

If you do not have enough income to make the payments for that amount, there is still a way you could get the loan. You would need to have a responsible person sign for you. This means that he would pay for you if you could not make the payment. The $34.70 monthly payment, of course, does not include taxes, insurance, or the cost of keeping up the house. You would need to have enough income to pay these costs yourself.

Are you interested in applying for a loan? If you are, go to the County Office serving the area where you live. Be proud of your home!

Are You A Smart Christmas Shopper?

MRS. JUSTINE ROZIER
Home Management Specialist
North Carolina State University

Christmas is almost here again. Before you know it, the children will be hanging up their stockings and trying to stay awake to get a peek at Santa.

Are you prepared to give them a Merry Christmas this year? Are you a smart Christmas Shopper?

Smart shoppers get the most for their money. They take time to think about the things they need to buy. They learn what is on hand in the stores and when to buy it. They know how to use credit if they need it.

As you read over the following questions, take time to answer them. See how you measure up as a shopper:

1. Do you plan your buying so that you know what you want before you go out to buy?
2. Do you make a shopping list of all the items you need to buy?
3. Do you stick to the shopping list and stay away from the extras that catch your eye?
4. Do you decide on the amount of money you can spend for an item and not spend more?
5. Do you study ads so you can know what is in the stores?
6. Do you try to learn all you can about the goods for sale so that you can compare items?
7. Do you shop around from store to store in order to get the most for your money?
8. Do you learn from your neighbors' experiences?
9. Do you share your buying experiences to others?
10. Do you try to shop during the non-rush hours so that you can avoid crowds and get the best service?
11. Do you take your time and think about a purchase before buying?
12. Can you say "No" to a salesman when you know he is trying to talk you into buying something you don't really want?
13. Do you avoid "bargains" when you don't really need the article?
14. Do you ask to see more than one kind of an item so that you can compare them?
15. Do you look for labels and read them for the facts to help you make up your mind?
16. Do you save labels so that you can know how to use and take care of what you have bought?
17. Do you watch scales and cash registers to make sure you are getting full value?
18. When you charge or buy on credit, do you plan how you will repay the money?
19. Do you handle items in the store with care so that they won't get soiled or damaged?
20. Are you friendly and courteous when you shop?

If you can answer all 20 questions with a "Yes," then you are a smart shopper. You won't have to think of Christmas shopping as a "chore" as many people do. Instead, you will really enjoy picking out a "special" gift for each person on your list. You will also find that there is a lot more joy in giving if you are a smart Christmas shopper.

Government and Industry - Partnership for Progress

Last week, about one thousand businessmen and government people met in Raleigh. They talked about how to get more and better jobs for all North Carolinians. Another purpose of the meeting was to thank those businessmen for what they have already done in improving the economic situation in the State.

Governor Moore stressed the idea of "partnership for progress." He is really interested in having State Government and industry people work together for the good of everybody.

There are many ways in which government serves industry. It builds the roads and gives us other services such as water and sewage facilities that are necessary for industry to operate. It also runs the schools that train people so that they can work in industry.

On the other hand, our government could not exist without industry. Industry is the source of all jobs and much of the income in the State. Without it, we could not pay for the roads and schools and other government services.

A good working relationship has been created between government and industry by Governor Moore in the last few years. As a result, North Carolina has really grown. From September, 1964, through September, 1967, new jobs totalling some 132,750 have been added in the State. The payroll of all insured workers (approx. 70% of total workers) in North Carolina has increased from $4.3 billion to $5.4 billion in this period.

It is hoped that all the people in North Carolina will join together in a true "partnership for progress" in the years ahead. We need to work toward the same goals, and we need to help each other. Only then can we have the kind of State that all North Carolinians want.

Published by the State Planning Task Force, Raleigh, North Carolina

MEMORANDUM

TO : Moreland G. Smith, Southern Regional Council

FROM : John A. Brown, Candeub, Fleissig and Associates

SUBJECT: Model Cities Program

DATE : December 6, 1967

In response to your request, this memorandum sets forth our estimates of cost for the consulting services discussed by us last week and as described briefly below. This is not a proposal but rather our opinion of the approximate cost of these services if undertaken by a reputable consulting firm. We look forward to the opportunity of submitting a proposal for specific services if your project moves ahead as anticipated.

Generalized Scope of Services

It is our understanding that the SRC desires to undertake a project which would, in effect, monitor the planning stage activities of the fifteen Model Cities programs recently initiated in the South. This activity would also be designed to provide to the disadvantaged area residents (neighborhood advocates) the necessary tools with which to participate in and judge the progress of the overall planning stage activities. The consultant's role would be to serve as a technical resource and advisor to both the SRC staff in Atlanta and the neighborhood advocates engaged and funded in each city by the SRC.

In general, the consultant would be required to do the following:

1. Participate in a series of initial meetings with the residents of the Model Cities neighborhood to assist in orienting them to the Model Cities program and to gain the confidence of their leadership.

2. Make additional field trips to the city during the one year planning period to become generally familiar with the local Model Cities area, to become acquainted with the city's staff and the neighborhood advocates and to examine specific areas of concern to both the SRC staff and the neighborhood advocates.

3. Confer with the SRC staff and the neighborhood advocates in Atlanta to discuss and advise on questions of planning, citizen participation, programming and other aspects of the Model Cities planning effort.

4. Serve as a technical resource and sounding board by letter and phone to the neighborhood advocates on the above questions.

Approximate Cost

Costs herein are estimated for one city and multiplied by fifteen to determine total costs. While costs will vary according to the size and complexity of the specific Model Cities programs and their distance from Atlanta, these average costs provide a convenient method of determining approximate costs at this time, short of undertaking detailed estimates for each individual city. Average costs are estimated as follows:

1.	Initial orientation meetings	$1,200.
2.	Additional field trips to city	3,600.
3.	Office consultations	4,000.
4.	Letter and phone consultations and other time required (preparation of materials, etc.)	3,200.
	Total labor per city	$12,000

(This estimate includes the cost of salaries, overhead and profit.)

In addition, travel and subsistence is estimated as follows:

Travel to-from city	$1,200.
Local travel	300.
Subsistence	500.
Total travel per city	$2,000.

These costs are summarized as follows:

Labor	$12,000.	
Travel	2,000.	
Materials	1,000.	
Contingency	3,000.	
	$18,000./city x 15 cities =	
		$270,000.

For budget purposes, I would round this figure to $300,000.

Please let us know if you need any further detail or have questions about this estimate.

Greenville: A Dirty Fact Of (Model City) Life—See Page 1C

THE CHARLOTTE NEWS

PINK FINAL

Largest (By Far) Evening Newspaper in The Carolinas

Established Dec. 8, 1888. Vol. 79, No. 302 Charlotte, North Carolina, Friday, November 17, 1967 S S 46 Pages—Price Ten Cents

LBJ: No Troop Increase Anticipated In Viet War

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Q. I am trying to locate a girl named Gail. She may be using her father's last name or her stepfather's. She was raised by her mother, and her brother was raised by their father. Gail attended school somewhere in Charlotte, and she should have finished last spring. Her brother has lost touch with her and would very much like to contact her. Their father's health is failing. Gail and her brother were so devoted to each other when they were young, and I'd like her to know that he wants to hear from her.—Mrs. C.L.H.

A. She'll know today. The family has moved from its former Charlotte address and has no phone listed for the new home, but we sent her a registered letter asking her to get in touch with her family through you. By the way, it wasn't too hard working with both those last names you gave us, but the fact that Gail is her middle name, not her first name — well, that almost threw us.

Q. I'm doing a report on Gerald Johnson and one of his books — Communism, An American's View. Can you help me find some information on him? In particular, I'd like to know when he was born and how prominent he was. — Joey.

A. Dr. Johnson was born in Riverton, N.C., Aug. 6, 1890. He started his career with a degree from Wake Forest College and a job with a weekly newspaper in Thomasville, and has been one of the most respected journalists in this country for much of this century. From Thomasville he went to the Greensboro News as an editorial writer, then to Chapel Hill as a journalism professor, then on to Baltimore and the Sun papers for 17 years. The Richmond Times-Dispatch capsuled his reputation several years ago: "No writer of Southern birth," it said, "has been more devastating in his assaults on Dixie demagogues and dervishes than he, nor has anyone deflated windbags with more consummate deftness. The South salutes him as a doughty warrior in the cause of social injustice, and a delightful and incisive writer, essayist, biographer, and historian."

JOHNSON

Q. The police are always after us for riding our motorbikes on the streets without a license and for being too young. Well,

'I Must Make This Decision'

Austin Turns Republican, Eyes Race For Congress

RALEIGH (AP) — State Rep. Jesse H. Austin Jr. of Johnston County announced today he is switching from the Democatic to the Republican Party and indicated he is considering running for Congress under his new party's banner.

Austin, 37, who won fame in the General Assembly as the man who refused to have breakfast with Gov. Dan Moore, told reporters at a news conference that "to be honest with myself I must make this decision . . . to strive and work for a change in the administration in this country and this state and this I believe can only be accomplished though the framework of the Republican Party."

REP. AUSTIN

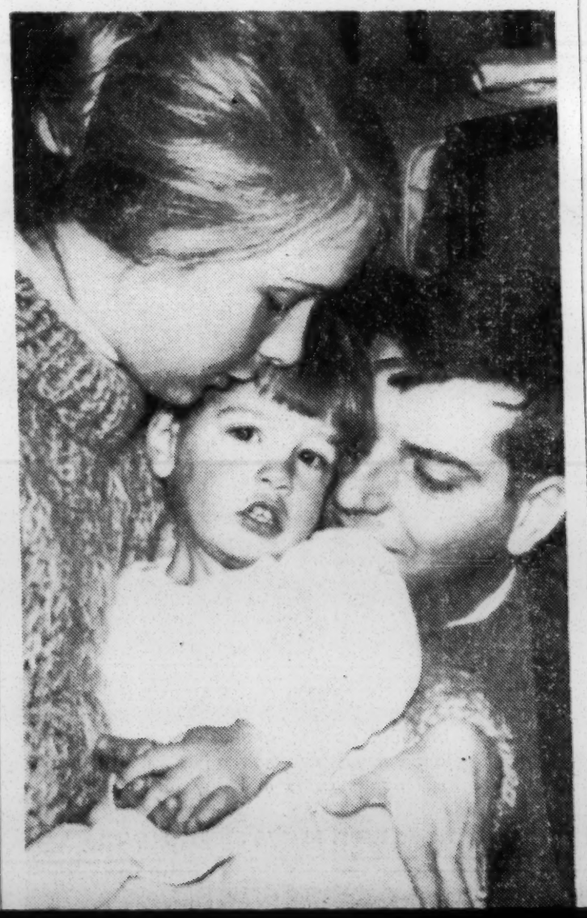
State Republican Chairman Jim Holshouser was on hand to welcome Austin into the Republican Party. He said "to our knowledge, today marks the first time that an incumbent, state official" has switched political parties.

When asked if he is planning to run for Congress, Asutin, a Johnston County farmer, replied that "at this time I have no political plans."

However, in answer to another question he said he is consdering changing his place of residence so that he can get his party affiliation changed on the registration books in time to file for another political office. He said if he decided to move his residence, it will be to one of the 18 counties of the state which have full-time registration and where a person can change his party affiliation any time he wishes.

Austin was asked whether he

Stickley Calls



Results 'Please' President

WASHINGTON (AP) — President Johnson said today his military commander "anticipates no increase" in the previously authorized U. S. troop strength in Vietnam. The President also said "we are pleased with the results we're getting" in the war.

As for calls for a halt in the bombing of North Vietnam, Johnson told a news conference, Hanoi's own response has shown that stopping the air attacks alone will not bring the Reds to the negotiating table.

He said Hanoi's rejection of his latest offer of peace talks—made last weekend aboard the aircraft carrier Enterprise — had been "clear and complete." That should answer the question of every person in this country who thinks a bombing halt alone will accomplish this end, he said.

"THERE ARE some hopeful people and there are some

started his career with a degree from Wake Forest College and a job with a weekly newspaper in Thomasville, and has been one of the most respected journalists in this country for much of this century. From Thomasville he went to the Greensboro News as an editorial writer, then to Chapel Hill as a journalism professor, then on to Baltimore and the Sun papers for 17 years. The Richmond Times-Dispatch capsuled his reputation several years ago: "No writer of Southern birth," it said, "has been more devastating in his assaults on Dixie demagogues and dervishes than he, nor has anyone deflated windbags with more consummate deftness. The South salutes him as a doughty warrior in the cause of social injustice, and a delightful and incisive writer, essayist, biographer, and historian."

JOHNSON

Q. The police are always after us for riding our motorbikes on the streets without a license and for being too young. Well, Richard Shuler, son of Lt. Vernon Shuler of the Charlotte Police Department, was stopped the other day riding his bike, and they didn't do a thing to him. Why?—Disturbed.

A. Lt. Shuler's son rides a motor scooter, not a motorbike. He rides it in the woods — which is legal — and not on the streets. The scooter has been broken for six months, is in the shop for repairs.

Q. Quest, I need an answer. I'm about through college, and I've got to get a job. I need addresses for several companies. Can you furnish them, please.—Second Time Around.

A. You can find out about types of jobs available, personnel directors' names and addresses for the home office of any company that recruits in colleges throughout the United States by looking at the 1967 or 1968 edition of the College Placement Annual. The director of placement at your college has copies.

call Quest

Q. The house across the street from where I live has been vacant for several months. The grass is high and people have actually started throwing garbage in the yard. Who is responsible for keeping the premises at least clean enough that I don't have to look at the filth every morning when I go out my front door? — T. G. C.

A. Since we've checked the records and given you the owner's name, you can contact him or the Community Improvement Division of the city's Building Inspection Department. Or, if the garbage situation in the yard is as bad as you indicate, you can notify the Health Department and it will get it cleaned up. If you notify the community improvement office at city hall, it will contact the owner of the property and ask him to clean the place up, as he's violating a city ordinance. If he doesn't comply, the city will have the property cleaned and place a lien on the property for the cost of the clean-up.

Q. In school recently we were discussing venereal disease and I asked the speaker why, if it was so contagious, there wasn't a vaccine or medicine produced to prevent it. He said he really didn't know the answer and told me to call Quest. —Wondering.

A. Research on such a vaccine is being done now, although no drug or vaccine has been produced yet specifically for prevention of the venereal diseases. Both syphilis and gonorrhea are easily detected and easy to cure through use of penicillin and antibiotics. Once cured, neither disease recurs without sexual relations with a carrier. Last year was the first in many in Mecklenburg County when reported cases of syphilis decreased. Gonorrhea is still increasing every year in this county — 2,500 cases were reported in 1966, while 100 cases of syphilis were reported. Seventy-seven per cent of the people who contracted a venereal disease in this county last year were between the ages of 15 and 24.

J. A young man I know got his draft notice from his draft board more than three months ago. He later said he had gotten it fixed through political pull and didn't have to report. Since then he's told several conflicting stories. I realize that people often tell tall tales, but the fact remains that he has not been drafted. I know too that information held by the draft board cannot legally be released to the public, but when someone

Continued On Page 6A, Col. 2

Weather

Forecast: Variable cloudiness and somewhat warmer today and tonight. Tomorrow, variable cloudiness and mild. Probability of rain 10 per cent through Saturday. High today 60, low tonight 40, high tomorrow 63. Outlook for Sunday, partly cloudy and turning colder. (More weather data on Page 6A.)

On The Inside

Bridge	3A
Business	4C
Classified	5-15C
Comics	17C
Earl Wilson	3A
Editorials	16A
Emery Wister	2C
Names & Faces	19A
Obituaries	5C
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Theaters	3C
TV Programs	2C
Women	8-10A

running for Congress under his new party's banner.

Austin, 37, who won fame in the General Assembly as the man who refused to have breakfast with Gov. Dan Moore, told reporters at a news conference that "to be honest with myself I must make this decision . . . to strive and work for a change in the administration in this country and this state and this I believe can only be accomplished though the framework of the Republican Party."

REP. AUSTIN

State Republican Chairman Jim Holshouser was on hand to welcome Austin into the Repub-

Stickley Calls For Expressway

By WILLIAM L. CHAZE
News Staff Writer

Republican gubernatorial candidate John L. Stickley traveled into heavily Democratic eastern North Carolina today with a campaign pledge of an East-West expressway.

In a speech prepared for delivery at 1:30 p.m. to a group of businessmen in the Cape Fear Hotel at Wilmington, Stickley said, if necessary, construction funds would be provided by "a fraction of a cent tax on gasoline. . . ."

Stickley released a copy of the speech in Charlotte before leaving for Wilmington.

The 64-year-old Charlotte businessman said beaches and other tourist attractions in the East are largely inaccessible and that the "East and West must, at last, be tied together."

He said the expressway would be part of an overall Stickley plan for developing state highways. He said the lack of such a plan and an expressway has deprived North Carolinians of rewards "that are due — long overdue."

The main East-West artery is currently U.S. 74, which is a two-lane open access highway for more than half the distance between Asheville and Wilmington. The balance of the highway is four-lane, and work is under way to widen several segments.

"There is no point in having the world's finest beaches and two national seashore parks if the people cannot get to them," Stickley added. He said his highway plan would help lure part of the Florida trade into North Carolina by furnishing a connection between I-95 and the beaches.

"WE SHALL also require a connection in the northeast to tie in with the Chesapeake Bay flow of tourist traffic," said Stickley.

Stickley said he would head an investigation "of all availa-

Continued On Page 19A, Col. 6

Evening Prayer

We thank Thee, heavenly Father, for the innocence and purity of little children, for the dreams and aspirations of youth, for the nurture and guidance parents give them, and for the wisdom and grace of advancing years. Amen.

Johnston County farmer, replied that "at this time I have no political plans."

However, in answer to another question he said he is consdering changing his place of residence so that he can get his party affiliation changed on the registration books in time to file for another political office. He said if he decided to move his residence, it will be to one of the 18 counties of the state which have full-time registration and where a person can change his party affiliation any time he wishes.

Austin was asked whether he favored John Stickley of Charlotte or Congressman Jim Gardner of Rocky Mount for the Republican nomination for governor. However, Austin refused to choose between the two. He described Gardner as "a very personable man."

Holshouser told the newsmen that another press conference scheduled for next Wednesday for another Democratic figure to announce a switch to Republican has been postponed until after Thanksgiving.

Bulletin

MONCURE (AP) — A long-haired bandit wearing a black leather jacket held up the Moncure branch of the Bank of Pittsboro today and escaped with an undetermined amount of money. He fled in a shabby car leaving the lone woman teller lying on the floor.

AP Wirephoto

The William Plancons Comfort Their Child

Child Safe After Ride With Thief

FAIRFIELD, Conn. (AP)— Mr. and Mrs. William Plancon's prayers were answered when their 22-month-old son Tod showed up well and hungry today after being carried off by a car thief.

"Everybody's deliriously happy!" said Mrs. Plancon's mother, Mrs. Fred Moller.

The blonde, blue-eyed child, dressed in a hooded snowsuit and red shoes, was taken along with the Plancons' car when a teen-age boy jumped in and drove off Thursday afternoon.

An intensive all-night search in freezing temperatures was unsuccessful, although the stolen car was found abandoned in Bridgeport. Tod's car seat was missing.

Then, shortly after 7 a.m., Mrs. Stephen Sherwood, who lives only a few blocks from the Placon home, heard her dog Tiger barking outdoors. She let the dog in, but he kept going to the window, obviously trying to draw her attention to something next door.

Mrs. Sherwood looked out and saw a child crying on the open back porch of the neighbors' house.

Mrs. Sherwood, an elderly woman who has some difficulty walking, got her cane, went next door, brought the child home, gave him some warm milk and called police.

GOP Likes Nixon And Reagan

NEW YORK (AP)—Richard M. Nixon has topped an Associated Press poll of delegates to the 1964 Republican National Convention as their favorite for the presidential nomination next year, and California's Gov. Ronald Reagan emerged an overwhelming choice to be the vice presidential nominee.

A majority of those participating in the survey said they favor a Nixon-Reagan ticket.

However, a combination of Gov. Nelson A. Rockefeller of New York and Reagan received a substantial number of votes and ran second as the strongest potential GOP team.

Reagan received support, mostly for the vice presidential nomination, in all 50 states.

The principal questions and results were:

Whom do you favor for the 1968 Republican presidential nomination?

Nixon — 46 per cent
Rockefeller — 20
Reagan — 19
Gov. George Romney of Michigan — 7
Others — 8

Whom would you name as the strongest candidate?

Nixon — 45 per cent
Rockefeller — 24
Reagan — 22
Romney — 6
Others — 3

What combination would constitute the strongest ticket?

Nixon-Reagan — 40 per cent
Rockefeller-Reagan — 29

Sen. Charles Percy of Illinois received 57 votes for the vice presidential nomination, teamed with Nixon, Reagan or Rockefeller.

In an October survey, Romney ran second, ahead of Rockefeller, as the GOP leaders' choice whereas he was a poor fourth in the voting by the former convention delegates.

President also said we are pleased with the results we're getting" in the war.

As for calls for a halt in the bombing of North Vietnam, Johnson told a news conference, Hanoi's own response has shown that stopping the air attacks alone will not bring the Reds to the negotiating table.

He said Hanoi's rejection of his latest offer of peace talks—made last weekend aboard the aircraft carrier Enterprise — had been "clear and complete." That should answer the question of every person in this country who thinks a bombing halt alone will accomplish this end, he said.

"THERE ARE some hopeful people and there are some naive people and there are some political people" who advocate a one-sided bombing suspension, but such proposals just "confuse and weaken our position," he said.

As he talked of the situation in Vietnam, Johnson walked a few steps from the lectern in the White House East Room and gestured with his hands and arms.

Reporting on his current talks with Ambassador Ellsworth Bunker and Gen. William C. Westmoreland — both back from Saigon for consultations — Johnson said:

"We are making progress. We are pleased with the results we're getting. We are inflicting greater losses than we are taking."

Johnson said the American people are impatient in war or in a football game, and want the action to build up quickly and the enemy to be defeated rapidly. He swung his arms wide, using his hands to indicate how the progress toward a quick victory might be shown on a chart.

"But it's not that kind of war we're fighting in Vietnam," Johnson said, indicating that its tempo is much slower.

"In 1954 we said we'd stand with those people out there to meet the common danger,"

Continued On Page 19A, Col. 3

Bob Patten: Quiet Coach Who's A Winner; See Page 13A

THE DREADFUL AGE

A Reader Wonders: 'After 40 Does Everybody Feel As Bad As I Feel?'

Have you written your letter to Personal Chat?

A lot of your friends and our readers have. We're printing some of the letters this week in advance of the formal opening of your new feature on Thanksgiving Day.

Pick out a pen name and write a note about anything that's on your mind. Or answer one of the other letter writers. The address is Personal Chat, P. O. Box 360, The Charlotte News.

This week's mail includes:

Dear Personal Chat:

Somebody finally said it in public. Your columnist, Dr. Crane, referred to age 40 the other night as "the dreadful age." He's right.

I'm 42 now and I never felt worse. My wife tells me I never looked worse. My hair's falling out, my waist's bulging and all the fun's gone out of life.

Ten years ago I was Good-Time Charlie. Now I'm happy to stay awake long enough to watch the 9 o'clock movie on TV.

Does age 40 do this to everybody? DREADFUL 42

* * *

Dear Personal Chat:

My in-laws and four other relatives are coming here from Altanta for Thanksgiving and you can bet mother-in-law will try to get in the kitchen early Thursday morning and cook my turkey. She delights in telling everybody that I'm a poor cook.

I guess I am. In six months of marriage I've burned up a few chickens, but I've never even tried a turkey. I'm going to next week. It may be a disaster, but at least it'll be my disaster.

I'm not sure how much turkey to buy or exactly how to go about fixing it. I'm mad at mother-in-law, but not mad enough to refuse advice anybody has to offer.

WORLD'S WORST

Dear Ring-A-Ding:

I'd say a man who can't face the world wearing a ring put on his finger by the woman who loves him is pretty spineless — not to mention selfish. I know, how about a compromise? If you don't want to wear a wedding ring, let your wife discard hers, too.

DING-A-LING

* * *

Dear Midwestern Melvin,

So, you're spoiled by all those years of watching real football teams slug it out with real football teams. Well quit living in the past, you old stuffed shirt. Anyone will agree that back in your day the Midwest did dominate football. Let's face facts; the Southeast has many fine football teams.

I have also come to the Southeast from the Midwest, and am not conceited enough to say that I am irreplaceable in my job or that football in the Southeast is not Real football.

I sincerely hope that your job does not involve public relations because if it does, your company is in bad trouble.

TRUE FOOTBALL FAN

December 21, 1967

Mr. Fred D. Alexander
2140 Senior Drive
Charlotte, North Carolina 28208

Dear Fred:

We have made reservations on January 2nd, Delta Flight #828; leaving Atlanta at 4:20 p.m., arriving Charlotte at 5:05 p.m. We are scheduled to leave Charlotte on January 4th at 2:35 p.m.

Would you please make hotel reservations for the following:

Representing Candeub, Flessig & Associates:

1. Mr. Isadore Candeub, Newark, N.J.
2. Mr. John Brown, Atlanta Office
3. Mr. Martin Richardson, Boston Office
4. Mr. A. Donald Bourgeois, St. Louis Office

Representing SRC:

1. Mr. John Lewis, Atlanta
2. Moreland Smith, Atlanta

I hope it will be possible to obtain six (6) single rooms, as I for one snore. I shall look for advice as to where we will be staying in case someone from our respective offices wants to contact us.

Looking forward to seeing you then, I am,

Sincerely,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/mmj
cc: Mr. John Brown

TO : Southern Regional Council File

FROM : John Brown

SUBJECT: Iz's comments re: SRC Program (12-21-67)

DATE : December 26, 1967

(for Charlotte trip)

1. Find out to what degree there has been citizen participation to date.

2. Review application for Model Cities to see what has been committed by the City.

3. Determine structure of neighborhood (a vacuum?).

4. Determine to what degree:

   a) City has used citizen participation (history)
   b) Community is acceptable to citizen participation
   c) There is a commitment to Model Cities (like Atlanta or like N.Y.?).

5. Why area was picked (check the reasons given and find out the real reasons).

6. Can the area really be worked on or was the City's request just a search for more money? (especially rehabilitation)

7. Is machinery available to produce housing?

8. Do the people in the area know what they want?

9. Have these wants been made known?

10. Sketch profile of whether programs are meaningful or just money.

11. What are real prospects for improvement?

12. Is the major impetus the "demands" of the people or a genuine desire to make progress in community development?

MEMORANDUM

TO : Southern Regional Council File

FROM : John Brown

SUBJECT: Charlotte - Model Cities

DATE : Dictated Jan 3, 1968 + Jan 4, 1968

Jan 3 (Driving Through Model Cities Area with Councilman Fred Alexander - a Negro) (Notes)

Piedmont Court Public Housing - almost entirely occupied by Negroes. Belmont neighborhood is an integrated neighborhood. Belmont is probably going to be largely rehabilitated. Villa Heights area is also integrated. Villa Heights is also an area which will be subject to neighborhood improvement largely rather than clearance activities. The homes in Villa Heights appear to be larger and more substantial than in Belmont. So far heavy traffic does not seem to be a bad influence. Some new private apartments are located on ~~Sofier~~ Seigel Avenue. Presently no 221 (d)(3) housing in Charlotte. The streets in the Belmont and Villa Heights areas are generally paved. (and throughout area) A (d) (3) project was just approved - the Council reversed itself having previously disapproved it. (This was for the ~~resulting~~ rezoning of the land) Upper first ward has poor housing conditions generally. This neighborhood is all Negro. The city has an integrated school system. ~~The fact of~~ De facto segregation still exists. In all Negro schools there are generally some white teachers however. The northern portion of the first ward area is inclined to have some nonresidential users mixed in - industrial

continued -

type. The first ward area, especially surrounding Earle Village public housing will probably largely be clearance. Earle Village is all-Negro public housing. There are no PH projects where Negroes are not located. The whites are moving out of public housing where Negroes move in. There is going to be a shortage of housing for whites as a result. Area around Edwin Towers ~~neighborhood towns~~ is fast becoming all Negro and will probably be subject to clearance. ~~Area around could be called~~ This is a receiver area for in-migrants. The Interstate Milling Company is located in the Greenville area. Greenville will be largely subject to clearance under urban renewal. The city has a good code enforcement program and has knocked down a lot of shot gun houses -- there is a considerable amount of vacant land in the Greenville area. A new committee on housing has just been formed by the Council Mr. Alexander is on that committee. Rev. ~~Rev~~ Newberry's church is located in the Greenville area. Greenville has always been a Negro neighborhood. City water and sewer is throughout the entire model cities area. About 1/3 of the city population is Negro. Double Oaks section is largely single-family housing and capable ~~full~~ of rehabilitation. Also some 608 housing is located in this area. The ~~Some~~ 608 housing (in rather poor condition) is ~~always was 10-new~~ ~~privately owned~~ all owned by one firm (Alexander's firm.) (677 units total-17 years old-no vacancies) Problem of trucks going through this 608 area on the way to the dump. A lot of papers fly out primarily on Double Oaks Road. Johnson C. Smith University is located just outside of

the model cities area to the west. It is run by the Presbyterian Church and is a Negro college.

Wednesday - January 3, 1968

We just completed our automobile tour of the model cities area. Fred Alexander drove us through the entire area for about two hours. We also visited the area to the west of the CBD and to the northwest which is the area of Negro expansion in Charlotte. This is quite a good area - sparsely developed and the white families are moving out as Negroes move in. It is mostly new housing construction. Mr. Alexander lives in this area and his company has developed quite a substantial supply of single-family housing units here. He apparently works for a white development company. During our ride through the western portions of the city to see these Negro homes, Mr. Alexander made some comments and answered some questions we asked him. He said that there are no trade schools in Charlotte now and that the former Negro high school in the Brooklyn area is being discussed as a possible vocational school ~~for a variety~~ at a high level for all races. Mr. Alexander had previously driven us through the Brooklyn area which is the large GNRP now in execution. He indicated that it was largely being programmed for commercial use and it occurred to me that the plan might need review to see if the residential land could be salvaged from it. Apparently, according to Mr. Alexander, it was the largest Negro area in Charlotte. He was born and grew up there. It has been

entirely demolished except for the last section which is now going into execution. This will more or less wipe out the Negro occupancy in this area and replace it with white business operations and institutional use.

Continuing with our discussion as we drove through the western part of the city, Mr. Alexander indicated that local trade unions really are not integrated but have made only expressed token efforts towards integration although they speak a good line. He indicated that Westinghouse and General Tire are both building new plants in the suburbs. General Tire's is complete and is now in operation. Westinghouse will be needing workers soon when their plant is completed. They will need 200 welders for example and Fred Alexander indicated that even though there was a course available at Piedmont College to train welders only about 20 Negroes have enrolled. He would like to see more training in such things as welding so the Negroes could get these better jobs.

He said that thereaare not very many Jewish people in Charlotte. He said that there are no Negro developers or Negro banks (except a branch of the Durham Bank which is Negro) and there are no Negro insurance companies. There is very limited funding available for Negroes except through white developers. White developers are building for Negroes on the west side of town as I mentioned above.

All Negro growth has been pushed in this direction.

Mr. Alexander indicated that the S & P for the Greenville area in the model cities area has been filed with HUD. Also the firs S & P for the first ward urban renewal area in the model cities area has also been filed with HUD. They expect that these will get early review because they are in the model cities area. Mr. Alexander indicated that Negroes are not applying for police and fire department jobs. There is now only one Negro fireman and about twenty-two Negro policemen. He cannot account for this.

Mr. Alexander also indicated to us that he is having some legislation drawn up for local adoption. He would like to call this anti-discrimination or non-discrimination rather than open housing legislation. He thinks this would have a more favorable acceptance locally with this title. He has requested the NAACP legal people to help with this. Moreland Smith is going to have the Southern Regional Council assist with this so that this can move forward. Mr. Alexander thinks that the model cities program will only be valuable if it is cast in a new frame of equal opportunity rather than the old system. ~~We just completed~~

We just completed lunch with Dr. Ray Wheeler, who is the chairman of the board of the Southern Regional Council, and a resident of Charlotte. He indicated that he feels that Fred Alexander is a good

communicant with the white community as well as the Negro leadership although not necessarily the most militant leadership. There is very little militant leadership in the community. He has very much faith in the ability of Fred Alexander.

The following names were given to us as possible contacts in the future:

Reginald Hawkins - a Negro dentist who is quite militant and has negotiated for some of the racial gains that have been made so far in Charlotte. Dr. Wheeler indicates that he's gotten involved in a couple of things that were unfortunate lately which have hurt his reputation.

Harvey Gans - this is a local architect that Moreland knows who we should keep in mind. He was the first Negro student at Clemson.

Julius Chambers - he is a lawyer (Negro) here in Charlotte.

Howard Fuller - he is a white sociologist with the North Carolina Fund who is now doing some work for the Charlotte Area Fund. He is on the faculty of the Univ. of N. Carolina. He is somebody we might speak to later.

Persons - he is the associate director of the Charlotte Area Fund.

Dr. Edward Pohlman - he is a sociologist with the Queens College here in Charlotte which is a girls school run by the Presbyterian Church.

Jan 2, 1968

I would now like to summarize some of the comments made last night at the meeting in Moreland Smith's room. The following people were present:

Fred Alexander - City Councilman (Negro) and member of the SRC Board

Dr. Raymond Wheeler - Internist and Chairman of the ~~Board~~ Exec Cm of SRC

Moreland Smith and John Lewis - SRC. John Lewis is the former president of SNCC; preceded Stokely Carmichael.

Rev. Earl Newberry - he is the pastor of the Presbyterian Church in the Negro area of the model cities area

Mr. Howard Bernhill - a Negro staff member of the Mecklenburg Cty. Health Department and the organizer of the Health-Education Councils ~~which he is bringing up~~ in Charlotte, and which have been effective in the organization activities in the model cities area.

John Brown - CF&A

Alexander started the discussion by saying that Charlotte has the Basic Southern Philosophy of giving the Negro only as much as the Negro demands but they have been able to accomplish more without strife. The lines of communication are good which is an advantage. He feels ~~as though~~ many things can be tested with model cities. Facilities were recently opened in Charlotte. Schools are open but have ~~the~~ de facto ~~of~~ segregation. The Job opportunities are limited to the ability of the Negro to fill jobs. Negroes have a limited ability to fill these jobs. He says that the big job is to prepare the Negroes to

fill these jobs. Very few Negroes are employed in City Hall. Poverty program is handled through the Charlotte Area Fund. Organizational structure just set up for model cities (see other memo). The area is 85% Negro - about 26,000 people now. It is a transition area from white to Negro.

He stressed that when we talk to the group on Wed. night that we should not state that we are doing an experiment but we are coming to help. Alexander said that the Charlotte Area Fund thinks they are the only experts on community action. Howard Barnhill said that the Health/Education Council is experienced in low income neighborhoods They have a grass roots approach. Although they are called a Health Education Council they have a full range of functions in community organization and community action. They now have "8" active health education councils in Charlotte. They use graduate students from North Carolina School of Public Health to a large extent. Group meetings are held once a month to keep the people active and programs are drawn up. All people are not involved so that sometimes communication is difficult and hard to keep people informed. They have many requests for better facilities and services. They will need technical help in model cities. He feels that confidence and security would result from the kind of help that we are proposing to offer to the local community. Mr.

Barnhill impressed us as being very knowledgeable and close to the grass roots people although not a militant type.

We then discussed the meeting Wednesday night. Apparently there are going to be about 30 people from the seven neighborhoods largely connected with the councils. Barnhill suggests we give them a resume as to what is being done in other cities and what the programs about, give them our credentials and an idea of what we can do to be useful to them. Our main effort should be that we want to work with them and help them in their program. It was mentioned again that the Charlotte Area Fund is a local anti-poverty agency does not have the best image
competent director named John Ziderman who is a PhD. Apparently he does not have any prior experience in community organization and has been feeling this way along slowly in recent years.

This afternoon (which is Wednesday afternoon) John Lewis, Moreland and I went out again with Fred Alexander to look at some section of southwest Charlotte which have been recently changing their racial characteristics. In a way we also discussed a few other things. Fred indicated that the colleges in town have not participated very much in community activities -- he did say that Dr. Samuel Byaurn - a sociologist at Johnson Smith University - is a pretty smart guy and might be of help. He also indicated that Dr. Pahlman at Queens College was good. Dr. Pahlman had been previously mentioned by Dr. Wheeler. He also mentioned that we should visit ~~Themelarr~~ Tom Blarr, Episcopal minister, who had been mentioned previously also. He also mentioned that he would like us to meet with Charles M. Low, Chairman of the Charlotte Area Fund Board during our next trip to Charlotte. Mr. Low is a wealthy white liberal industrialist.

On the way we also discussed the rock busting ordinance that the city has but which is not being enforced. It will really require some white people to initiate action under it. It might be a good idea for us to get a copy of this during our work later.

We visited in the Clanton Park area which is in southwest Charlotte. This area is now changing from white to Negro because of the recent 221 (d) (3) project mentioned in another memo. The area is perhaps

20% Negro now and many "For Sale" signs exist there. It is a fairly new single family area; middle income or upper middle income. Very high homes and a very good living conditions generally.

It was noted during our discussion that the city has an area of 65 sq. miles and not too many incorporated areas outside the city. It's recognized that actions in open occupancy really should be on a metropolitan basis, but it may not be as critical as it is in a place like Atlanta or some other cities.

Thursday - Jan. 4th

This morning Moreland and I met with Bill Mackintire, city planner for Charlotte, M -Burg County. Bill's reaction was very good to our idea. He was interested in the method in which we proposed to operate and stressed his feeling that such a resource for the people is needed. It was my impression that he feels that it will make his job of communication easier. We agreed that we would keep him informed as to our progress and send him a draft of the agenda. He agreed to send us any materials and responses that he feels might be valuable to us in our considerations.

After meeting with Mackintire, we went down to the mayor's office. The mayor was not available but we left our cards and through the secretary indicated that we ~~would~~ had been in town and would be back the evening of the 17th through the 19th. She said she would leave that message.

Visited with Vince Connerat briefly. Vince had a meeting with the Charlotte Area Fund shortly after that. Vince was very much enthused about the ~~idea~~ type of activity we propose and says that he would like to get it into the work program if that's possible. The work program is due the 30th of January. We ran into Vince

again later at the Charlotte Area Fund office while we were waiting for our appointment with the director. We told him that we would keep him informed and that he and Bill might want to discuss this together and with the mayor.

Memorandum of Meeting with John Zidermer of the Charlotte Area Fund -

Moreland and I had a meeting (lunch) with John Zidermer of the CAF on Thursday, January 8th. His initial reaction was that we should have contacted him before coming to the city and we should not have set up meetings for later without consulting him. His attitude was that we should work through him - this was his initial attitude. He later changed his position and agreed that if we were to be effective as a resource for the local people and while we are formulating our agenda and work program we should keep relatively independent. He was very much in favor of the ideas we expressed but I feel sure that he is going to require continual reassurance that we can perform in a way which will be advantageous to his activities. He admitted to us that the CAF had been the instigating party in the recent efforts by citizens to gain greater participation and representation on the model cities commission. We agreed that we would communicate with him and send him a draft of the agenda which we propose to utilize on the 17th, 18th and 19th of January. He admitted that his organization's weakness was in the areas of physical planning and that if we could serve as a resource to them in the same

manner as we serve as a resource to others even at the lowest levels, we could be of extreme value to Charlotte in the model cities program.

January 11, 1968

Mr. Harvey Gantt
c/o Mr. A. G. O'Dell, Jr.
102 West Trade Street
Charlotte, North Carolina 28202

Dear Mr. Gantt:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

After the above trip to Charlotte, we should know if this type of service is desired in Charlotte and then we will access SRC's ability to finance this service through sources outside Charlotte interested in improved citizenship participation.

We hope we may have the pleasure of conferring with you on the 18th or 19th, and we will telephone your office early the morning of the 18th to see if a time can be arranged convenient to you.

With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 11, 1968

Dr. Reginald A. Hawkins
1218 Beatties Ford Road
Charlotte, NorthhCarolina 28202

Dear Dr. Hawkins:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 11, 1968

Mr. C. C. Hope, Jr.
Charlotte Chamber of Commerce
222 South Church
Charlotte, North Carolina 28202

Dear Mr. Hope:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

After the above trip to Charlotte, we should know if this type of service is desired in Charlotte and then we will access SRC's ability to finance this service through sources outside Charlotte interested in improved citizenship participation.

We hope we may have the pleasure of conferring with you on the 18th or 19th, and we will telephone your office early the morning of the 18th to see if a time can be arranged convenient to you.

With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 11, 1968

Mr. Howard C. Barnhill
Mecklenburg Counth Health Dept.
Charlotte, North Carolina 28202

Dear Mr. Barnhill:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of Januayr 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director Urban Planning Project

MGS/vmb

January 11, 1968

Mr. Fred D. Alexander
2140 Senior Drive
Charlotte, North Carolina 28208

Dear Mr. Alexander:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 11, 1968

The Rev. Thomas Blair
Christ Episcopal Church
1412 Providence Road
Columbia, S. C. 29201

Dear Rev. Blair:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 11, 1968

The Hon. Stanford R. Brookshire
City of Charlotte, Mayor
600 East Trade Street
Charlotte, North Carolina 28202

Dear Mr. Brookshire:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 11, 1968

Dr. Sam Byaurn
Johnson C. Smith University
100 Beatties Ford Road
Columbia, S. C. 28208

Dear Dr. Byaurn:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 11, 1968

Mr. William J. Veeder
600 East Trade Street
Charlotte, North Carolina 28202

Dear Mr. Veeder:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS:rh

January 11, 1968

Mr. John E. Zuidema
Charlotte Area Fund, Inc.
314 West Trade Street
Charlotte, North Carolina 28202

Dear Mr. Zuidema:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 11, 1968

Mr. Vernon L. Sawyer
2000 Dilworth Road, East
Charlotte, North Carolina 28203

Dear Mr. Sawyer:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS:rh

January 11, 1968

Dr. Raymond M. Wheeler
1900 Brunswick Avenue
Charlotte, North Carolina 28211

Dear Dr. Wheeler:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th.. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 11, 1968

Dr. Edward W. Pohlman
1030 Coddington Place
Charlotte, North Carolina 28211

Dear Dr. Pohlman:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 11, 1968

Mr. Sherman Pardue
416 Providence Road
Charlotte, North Carolina 28207

Dear Mr. Pardue:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Porgram, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS:rh

January 11, 1968

Mr. Charles M. Lowe
937 Granville Road
Charlotte, North Carolina 28207

Dear Mr. Lowe:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 12, 1968

Mr. A Donald Bourgeois
Director
St. Louis Model Cities Agency
Office of the Mayor
Room 200
City Hall
St. Louis, Missouri

Dear Mr. Bourgeois:

Enclosed herewith are drafts of items related to our meeting in Charlotte. We shall certainly look forward to seeing you at that time.

Sincerely,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:rh

Enclosures

January 12, 1968

The Honorable Ralph Taylor
Assistant Secretary
Department of Housing and Urban Development
1612 "K" Street, N. W.
Washington, D. C. 20005

Dear Mr. Taylor:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte, North Carolina, the evening of January 17th and all day January 18th and 19th. The Southern Regional Council feels that a consultation service direct to the citizens within the Model Cities area, and oriented to their interests, could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

After the above trip to Charlotte, we should know if this type of service is desired in Charlotte and then we will access SRC's ability to finance this service through sources outside Charlotte interested in improved citizenship participation.

We have discussed our projection with Mr. Earl Metzger of the Atlanta Regional Office, Mrs. Sherry Arnstein, Citizen Participation, and Mr. Cy Rosenthal, the latter two from your Washington office.

We would like for your office to send a representative to Charlotte on the evening of the 17th, 18th and 19th, to observe what takes place in case you would want to duplicate this effort in other cities outside the Southeast or in case The Southern Regional Council is not able to fund this as we would want. The Southern Regional Council has a policy of not taking Federal Funds and if there was no way to fund this otherwise, HUD might want to get some other independent agency to take over the idea.

We will be operating out of the Golden Eagle Motor Inn, South, 601 North Tryon Street, (telephone: 372-2300), and your representative could contact me there.

With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 12, 1968

Mr. Robert Persons
Charlotte Area Fund
314 West Trade Street
Charlotte, North Carolina 28202

Dear Mr. Persons:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban-Planning Project

MGS/km

January 12, 1968

Mr. William McIntyre
Planning Director
City Hall
Charlotte, North Carolina

Dear Mr. McIntyre:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:rh

January 12, 1968

Model Cities Agency
City Hall
Charlotte, North Carolina 28202

Dear Sirs:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Citi s having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 12, 1968

Model Neighborhood Council
c/o City Hall
Charlotte, North Carolina

Dear Sirs:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS:rh

January 12, 1968

Police Chief Ingersoll
Charlotte Police Department
Charlotte, North Carolina

Dear Mr. Ingersoll:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Porgram, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:rh

January 12, 1968

Mr. Ralph Cline
c/o Villa Heights Elementary School
Charlotte, North Carolina

Dear Mr. Cline:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Porgram, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS:rh

January 12, 1968

Mr. Vince Connerat
City Hall
Charlotte, North Carolina

Dear Mr. Connerat:

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:rh

January 12, 1968

Mr. H. J. Dillehay
Housing Authority of the City of Charlotte
831 Seigle Avenue
Charlotte, North Carolina 38204

Dear Mr. Dillehay:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:rh

January 12, 1968

Professor Howard Fuller
University of North Carolina
Department of Sociology
Durham, North Carolina

Dear Professor Fuller:

The Southern Regional Council is investigating the feasibility of offering a Planning Consultation to Southeastern Cities having Model Cities Planning. Several SRC staff members, including the undersigned, expect to be in Charlotte the evening of January 17th and all day January 18th and 19th. SRC feels that a consultation service for the citizens within the Model Cities area could facilitate understanding of the Model Cities Program, and enable more astute citizenship participation with a professional resource available.

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With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

CITY-COUNTY PLANNING COMMISSION

600 EAST TRADE STREET

City of Charlotte

Charlotte, North Carolina 28202

January 15, 1968

Mr. Moreland Griffith Smith FAIA
Director Urban Planning
Southern Regional Council, Inc.
5 Forsyth Street, N. W.
Atlanta 3, Georgia

Dear Mr. Smith:

The other day when you were here I mentioned a young man who might serve as an information source for you. His name is Robert Nicholas. He is involved in reporting for WSOC-TV and I am sure you could reach him at the station, 1901 North Tryon Street.

Sincerely,

William E. McIntyre

William E. McIntyre,
Planning Director

WEMc:mc

First Union National Bank
OF NORTH CAROLINA • POST OFFICE BOX 10498 • CHARLOTTE, NORTH CAROLINA 28201

January 16, 1968

Mr. Moreland Griffith Smith, FAIA
Director, Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Smith:

Thank you for your letter of January 11, outlining the investigative work that the Southern Regional Council is doing in the area of Model Cities Planning. I regret very much that I will be away from the bank January 18 and 19, and therefore will be unable to confer with you. However, it may be that perhaps the persons you are most interested in seeing will be the new Model Cities Committee.

I headed a Model Cities Committee of the Chamber of Commerce this past year for the purpose of determining the advisability of the Chamber's supporting the program. Our committee submitted its report, received the approval of the Chamber of Commerce and our committee has now disbanded.

The present Model Cities work is going forward under the Mayor's Model City Committee and three members from the business community have been appointed to this. These persons are:

Ray A. Killian
Vice President and Public Relations
Belks Stores Services
308 East Fifth Street
Charlotte, North Carolina 28202

Edward L. Vinson
President-Treasurer
Vinson Realty Company
221 South Church Street
Charlotte, North Carolina 28202

J. Carlton Fleming
Fleming, Robinson & Bradshaw
1212 American Building
201 South Tryon Street
Charlotte, North Carolina 28202

I hope you have a profitable trip to Charlotte and again, I am sorry I will not have the opportunity of meeting you personally.

Sincerely,

C. C. Hope, Jr.
First Executive Vice President

vk

MEMO

Moreland Griffith Smith FAIA
P. O. Box 494
Atlanta, Georgia 30301

TO: PAUL

FROM: Moreland

SUBJECT:

- for routing
- circulate
- answer
- return
- destroy
- to files

If you have time you might want to move over this before my questions & answer period comes in case I am asked questions on Model City Project

Moreland

Moreland Griffith Smith FAIA
P. O. Box 494
Atlanta, Georgia 30301

DRAFT

January 20, 1968

MODEL NEIGHBORHOOD CITIZEN PARTICIPATION PROJECT

Based upon recent field trips to Charlotte and discussions of the Model Cities Program during the past two months, it is our conclusion that a program to assure neighborhood participation in selected Model Cities in the South would be a worthwhile endeavor for the Southern Regional Council and one to which SRC, by virtue of its interest, experience, and staffing, could make a major contribution.

The intent of the proposed program would be to help neighborhood people to shape their own destiny. During the one-year project period, a program of training would be developed to enable the people in the model neighborhood to continue to expand their participation in community development activities in the future.

A carefully selected SRC team, including community organizers, professional planners, local field representatives, and any required specialists would work with the neighborhood organization representing the model neighborhood people and with subcommittees of this organization established to deal with specialized problems. This team would include Moreland Smith, director of SRC's community planning project; John Lewis, director of SRC's community organization project; planning and community development consultants; and other experts in various disciplines as deemed necessary to carry out the program.

The functions of the SRC team would be as follows:

1. To work with the neighborhood organization in promoting direct participation by the people in the neighborhood.
2. To train neighborhood people to participate in specific community development activities and to train these people for future leadership positions.
3. To provide the tools with which neighborhood people can identify and analyze their problems and needs in a systematic manner.
4. To assist neighborhood people in enumerating specific components of community development activity affecting them, in a framework of cost, time, and relative importance.
5. To help the neighborhood organization develop and present specific program proposals for submission to formal city agencies.
6. To assist the neighborhood people in the continuing exchange of ideas and alternative solutions and negotiations with the public agencies.

In the process of the above activities, SRC proposes to employ neighborhood people to assist with as many of the activities

as possible, including the undertaking on surveys and interviews, preparation and delivery of informational materials, secretarial work, etc.

The key elements of the SRC role would be first, the setting in action of a process for continually improving the participation capability of the neighborhood people, and secondly, to help establish and improve channels of communication between all factions of the community involved in the Model Cities Program. In the event communications or negotiations should break down on specific elements of the program, SRC would help to seek means to resolve such differences.

Preliminary cost estimates place the cost of this project at approximately $200,000.00 per city. In view of the limited model cities planning period, it is imperative that this project begin almost immediately if it is to be effective.

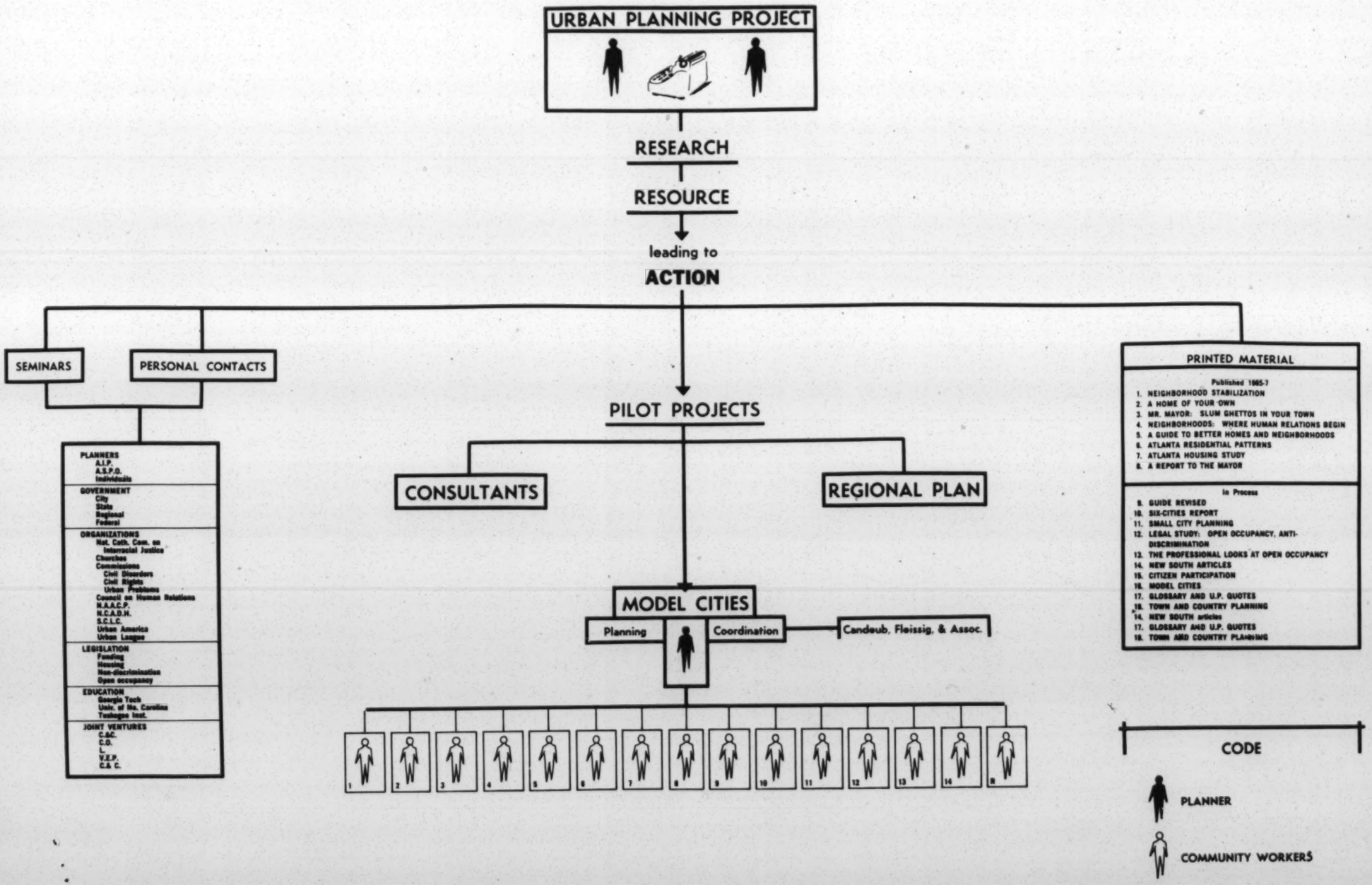
EXHIBIT A

PRELIMINARY COST ESTIMATE

Each city will vary, depending upon local conditions.

Neighborhood Director	$ 12,000.00
Assistant Director	9,500.00
6 - Neighborhood People @ $4,000.00	24,000.00
Part-time Aides	8,000.00
2 Clerical @ $4,000.00	8,000.00
Bookkeeper	5,000.00
Sub Total	$ 66,500.00
Overhead	20,000.00
Fiscal Advisor and establishing of accounting procedures	2,400.00
Consulting service in planning, training, programming public information, education, housing, urban planning, etc.	50,000.00
	$138,900.00
Contingencies	27,800.00
Central Office Costs	33,300.00
GRAND TOTAL	$200,000.00

S. R. C.


URBAN PLANNING PROJECT
RESEARCH
RESOURCE
leading to
ACTION
SEMINARS
PERSONAL CONTACTS
PLANNERS
A.I.P.
A.S.P.O.
Individuals
GOVERNMENT
City
State
Regional
Federal
ORGANIZATIONS
Nat. Cath. Com. on Interracial Justice
Churches
Commissions
Civil Disorders
Civil Rights
Urban Problems
Council on Human Relations
N.A.A.C.P.
N.C.A.D.H.
S.C.L.C.
Urban America
Urban Leagues
LEGISLATION
Funding
Housing
Non-discrimination
Open occupancy
EDUCATION
Georgia Tech
Univ. of No. Carolina
Tuskegee Inst.
JOINT VENTURES
C.&C.
C.D.
L.
V.E.P.
C.& C.
PILOT PROJECTS
CONSULTANTS
REGIONAL PLAN
MODEL CITIES
Planning
Coordination
Candeub, Fleissig, & Assoc.
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R
PRINTED MATERIAL
Published 1965-7
1. NEIGHBORHOOD STABILIZATION
2. A HOME OF YOUR OWN
3. MR. MAYOR: SLUM GHETTOS IN YOUR TOWN
4. NEIGHBORHOODS: WHERE HUMAN RELATIONS BEGIN
5. A GUIDE TO BETTER HOMES AND NEIGHBORHOODS
6. ATLANTA RESIDENTIAL PATTERNS
7. ATLANTA HOUSING STUDY
8. A REPORT TO THE MAYOR
In Process
9. GUIDE REVISED
10. SIX-CITIES REPORT
11. SMALL CITY PLANNING
12. LEGAL STUDY: OPEN OCCUPANCY, ANTI-DISCRIMINATION
13. THE PROFESSIONAL LOOKS AT OPEN OCCUPANCY
14. NEW SOUTH ARTICLES
15. CITIZEN PARTICIPATION
16. MODEL CITIES
17. GLOSSARY AND U.P. QUOTES
18. TOWN AND COUNTRY PLANNING
14. NEW SOUTH articles
17. GLOSSARY AND U.P. QUOTES
18. TOWN AND COUNTRY PLANNING
CODE
PLANNER
COMMUNITY WORKERS

January 22, 1968

Mr. M. C.C. Hope
Charlotte Chamber of Commerce
222 South Church
Charlotte, N. C. 28202

Dear Mr. Hope:

Thank you very much for your letter of January 16th. Time did not permit us to contact the three gentlemen you suggested. However, if we are able to work out an urban planning service which the citizens of Charlotte want to use, we hope to be able to talk with you and the others and benefit by your opinion.

Thanking you, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 22, 1968

Mr. John E. Zuidima
Charlotte Area Fund, Inc.
314 West Trade Street
Charlotte, N. C. 28202

Dear John:

It was good to talk with you again concerning an urban planning service to Charlotte. Just as soon as we can accertain if SRC can structure this, we will advise you.

Please give my best to Mr. Persons.

With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 22, 1968

Dr. Sam Byarum
Johnson C. Smith University
100 Beatties Ford Road
Columbia, South Carolina 28208

Dear Dr. Byarum:

I was disappointed that we were unable to make connection during our visit to Charlotte. If we are able to work out a service in urban planning which the citizens of Charlotte would want to utilize, I hope we may have a talk with you and obtain your guidance on local matters.

With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 22, 1968

Mr. Ralph Cline
c/o Villa Heights Elementary School
2000 North Avenue
Charlotte, North Carolina 28202

Dear Mr. Cline:

I was disappointed that we were unable to make connection during our visit to Charlotte. If we are able to work out a service in urban planning which the citizens of Charlotte would want to utilize, I hope we may have a talk with you and obtain your guidance on local matters.

With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 22, 1968

Mr. H. J. Dillehay
Housing Authority of the City
of Charlotte
831 Seigle Avenue
Charlotte, N. C. 38204

Dear Mr. Dillehay:

I was disappointed that we were unable to make connection during our visit to Charlotte. If we are able to work out a service in urban planning which the citizens of Charlotte would want to utilize, I hope we may have a talk with you and obtain your guidance on local matters.

With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 22, 1968

Professor Howard Fuller
University of North Carolina
Department of Sociology
Durham, North Carolina

Dear Professor Fuller:

I was disappointed that we were unable to make connection during our visit to Charlotte. If we are able to work out a service in urban planning which the citizens of Charlotte would want to utilize, I hope we may have a talk with you and obtain your guidance on local matters.

With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 22, 1968

Mr. Harvey Gantt
c/o A. G. Odell, Jr. & Associates
102 West Trade Street
Charlotte, North Carolina 28202

Dear Mr. Gantt:

I was disappointed that we were unable to make connection during our visit to Charlotte. If we are able to work out a service in urban planning which the citizens of Charlotte would want to utilize, I hope we may have a talk with you and obtain your guidance on local matters.

With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 22, 1968

Dr. Reginald A. Hawkins
1218 Beatties Ford Road
Charlotte, N. C. 28202

Dear Dr. Hawkins:

I was disappointed that we were unable to make connection during our visit to Charlotte. If we are able to work out a service in urban planning which the citizens of Charlotte would want to utilize, I hope we may have a talk with you and obtain your guidance on local matters.

With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 22, 1968

Police Chief Ingersoll
Charlotte Police Department
Charlotte, North Carolina 28202

Dear Mr. Ingersoll:

I was disappointed that we were unable to make connection during our visit to Charlotte. If we are able to work out a service in urban planning which the citizens of Charlotte would want to utilize, I hope we may have a talk with you and obtain your guidance on local matters.

With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 22, 1968

Mr. William J. Veeder
600 East Trade Street
Charlotte, N. C. 28202

Dear Mr. Veeder:

I was disappointed that we were unable to make connection during our visit to Charlotte. If we are able to work out a service in urban planning which the citizens of Charlotte would want to utilize, I hope we may have a talk with you and obtain your guidance on local matters.

With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 22, 1968

Mr. Sherman Pardue
416 Providence Road
Charlotte, North Carolina

Dear Mr. Pardue:

I was disappointed that we were unable to make connection during our visit to Charlotte. If we are able to work out a service in urban planning which the citizens of Charlotte would want to utilize, I hope we may have a talk with you and obtain your guidance on local matters.

With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 22, 1968

Dr. Edward W. Pohlman
1030 Coddington Place
Charlotte, N. C. 28211

Dear Dr. Pohlman:

I was disappointed that we were unable to make connection during our visit to Charlotte. If we are able to work out a service in urban planning which the citizens of Charlotte would want to utilize, I hope we may have a talk with you and obtain your guidance on local matters.

With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 22, 1968

Mr. Vernon L. Sawyer
2000 Dilworth Road, East
Charlotte, N. C. 28203

Dear Mr. Sawyer:

I was disappointed that we were unable to make connection during our visit to Charlotte. If we are able to work out a service in urban planning which the citizens of Charlotte would want to utilize, I hope we may have a talk with you and obtain your guidance on local matters.

With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 22, 1968

Mr. Fred D. Alexander
2140 Senior Drive
Charlotte, N. C. 28208

Dear Fred:

Again I want to thank you for your guidance and assistance with regard to Charlotte.

We will keep you posted on the funding situation.

We had a pleasant visit with Zuidema and Mr. Persons. I believe Mr. Persons is someone we could work constructively.

Hoping to see you again soon, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 24, 1968

Mr. Howard C. Barnhill
Mecklenburg County Health Dept.
Charlotte, N. C. 28202

Dear Mr. Barnhill:

It was good to talk with you again Friday. We will keep you posted with regard to funding. Hoping to see you again soon, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

January 28, 1968

The Honorable S. R. Brookshire
Mayor, City of Charlotte
600 East Trade Street
Charlotte, N. C. 28202

Dear Mr. Brookshire:

Thank you so much for your time last Thursday when Dr. Patterson and I were in your office. After we see whether or not the Southern Regional Council can work out the type of service we discussed with you, we hope to return to Charlotte to see if the citizens of Charlotte would want to use that service.

Hoping to have the opportunity of working with you, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

file
Charlotte

JOHNSON C. SMITH UNIVERSITY
CHARLOTTE, NORTH CAROLINA 28208

DIVISION OF SOCIAL SCIENCES
ECONOMICS
HISTORY
POLITICAL SCIENCE
SOCIOLOGY

January 30, 1968

Moreland Griffith Smith, FAIA
Director, Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Smith:

I too was disapointed that we were unable to make connections during your visit to Charlotte. I looked forward to your call. If you have reasons to visit Charlotte again, I hope we can visit.

Cordially,

S. W. Byuarm

S. W. Byuarm
Professor of Sociology

SWB/elt

Southern Regional Council

February 1, 1968

MODEL NEIGHBORHOOD CITIZEN PARTICIPATION PROJECT

Introduction

The Need

Proposed Program in Brief

Procedure
~~How We Propose to Proceed~~

Administration and Budget

SRC
2-1-68

INTRODUCTION

Before World War II there was little real citizen participation as we envision it today. The Housing Acts of 1949 and 1954 called for varying degrees of participation and citizens gradually became more involved because of the controversial nature of some of the programs. The citizen participation called for as part of the Workable Program (required by the 1954 act) was a definite advance but frequently was ineffective and only rarely involved grass-roots citizens.

The Economic Opportunity Act of 1964 established better contact with citizens but, not always being under the control of local government, did little to improve communications and actual involvement between neighborhood people and their city leaders.

Section 103 (a) (2) of the Demonstration Cities and Metropolitan Development Act of 1966 requires that a Model Cities program provide for "widespread citizen participation in the program." A policy statement issued by the U. S. Department of Housing and Urban Development requires:

(1) the constructive involvement of citizens in the model neighborhood area and the city as

a whole in planning and carrying out the program, and

(2) the means of introducing the views of area residents in policy making should be developed and opportunities should be afforded area residents to participate actively in planning, and carrying out the demonstration.[1]

It is with a desire to build constructive involvement and develop the means of introducing the views of area residents in policy making that the Southern Regional Council proposes to undertake this project.

The intent of the project is to help neighborhood people to shape their own destiny by increasing their capability to participate. Hopefully, if the program succeeds, it will provide a mechanism for continued expansion of citizen participation, not only in the target cities but in other cities as well.

---

[1] CDA Letter No. 3 issued by [redacted]HUD - October 30, 1967

THE NEED

It is difficult for people to comprehend the depths of mistrust and ignorance in the slums. Over the years, the Southern Regional Council has become known to many of these people and has come to be trusted because of the benefits received through its many projects. Neighborhood people need to be helped to become participants in programs, otherwise these programs may become "just another government handout" which will not lift them out of their hopelessness or enable them to help themselves. There is a need for someone to serve as advisors: to work with the neighborhood people, explain the problems to them, and to help them exercise a knowledgeable voice in the proceedings so that they have a part in what takes place.

Historically, planning in the South has filtered down to the people through city hall and other official or semi-official agencies. Frequently the advice of neighborhood participants has been sought only in a condescending and paternalistic manner and the neighborhood people have very infrequently had access to resources with which to evaluate and make alternative suggestions to city proposals. The need is one of improving communication and participation by neighborhood people through their leadership. The desire is not to circumvent the due process of local government but rather to improve it through giving citizens the tools with which to communicate.

To fully develop the citizen participation ingredient, which is the core of any successful model cities program, there is need for a means of formulating and expressing the inherent ideas and opinions of the people to be directly affected and involved in the program.

PROPOSED PROGRAM IN BRIEF

Outlined below is the program proposed to develop citizen participation and leadership in selected Model Cities in the South.

1. Organize the neighborhood so that it can function in a responsible manner.
2. Train neighborhood people to participate in activities which affect their neighborhoods.
3. Train people for neighborhood leadership roles.
4. Provide the tools with which neighborhood people can systematically identify and analyze their problems and needs.
5. Assist neighborhood people in identifying benefits priorities for action based upon relative importance, time, and cost factors.
6. Help neighborhood people to develop and present specific program proposals to the city government.
7. Assist neighborhood people in evaluating proposals of the city government and in responding to them.

8. Assist in communications between neighborhood people and all of the official and unofficial agencies and organizations involved in the program.

PROCEDURE

~~HOW WE PROPOSE TO PROCEED~~

SRC desires to assemble a multi-disciplined team including community organizers, planners, local field representatives and required specialists to organize, train, assist and work with neighborhood people so that they might participate meaningfully in the Model Cities program.

1. Organization of the neighborhood

Through techniques it has already found successful in other projects, SRC will help evolve a neighborhood group or series of groups which will ~~relate directly to the~~ work with the SRC team members, and the city. SRC proposes to establish an office in the neighborhood staffed by a director, assistant director, additional full-time and part-time people drawn from the neighborhood, and clerical help.

2. Training

SRC will carry out a training program to enable neighborhood residents to take part in the programs proposed for their neighborhoods and to ~~perhaps~~ eventually assume leadership roles in their neighborhoods. Depending upon requirements, more specific types of training in activities and jobs related to the Model Neighborhood Program will be provided. All necessary materials, formats, demonstrations, and actual

instruction required by the training program will be furnished by the SRC team.

3. Tools for analysis

Materials and techniques for systematic problem identification and analysis will be made available as part of the above training program. These materials and techniques will permit continuing evaluations and re-evaluations of conditions in the neighborhood and ~~produce~~ help to measure ~~measures~~ ~~of~~ progress being ~~ob~~at tained.

4. Programming activities

SRC will help the neighborhood people to arrive at acceptable program proposals and a schedule for the implementation of such proposals. Such proposals and schedule will be based upon a careful analysis of costs, benefits, and economic ~~considerations~~ and social considerations and priorities which reflect the objectives of the neighborhood people.

5. Trade-off

SRC will assist the neighborhood people during the trade-off process which must develop if the city's proposals and the neighborhood people's proposals are to be reconciled. ~~fairly.~~ If stalemates develop, SRC will help seek mediators to resolve differences.

Activities during the programming and trade-off periods might include the following:

a. establish immediate objectives reflecting desires of the neighborhood people.

b. establish a working structure of neighborhood committees: 1) by geographic areas (neighborhoods) and, 2) by technical categories including:

- Physical Improvements
- Housing
- Transportation
- Education
- Manpower Employment and Economic Development
- Recreation and Cultural Activities
- ~~Crime Reduction~~ Police - Community Relations & Safety
- Health
- Social Services and Public Assistance
- Public Facilities

c. set up a series of interviews and small meetings to draw out the areas of concern by neighborhood people. (If necessary, design surveys to provide the same information).

d. put in writing the findings of the above efforts.

e. help revise initial objectives to reflect the findings.

f. set up priorities in relation to the objectives.

g. help review priorities with the City Demonstration Agency and other decision-makers and begin process leading to a program which is mutually acceptable (a joint review process is essential).

6. Communication

Since communication is vital to citizen participation and democratic government, an important aspect of SRC's initial role will be to establish and attempt to retain lines of communication within the neighborhood, between neighborhoods, and with the city and other organizations which are participating in the Model Cities program.

SRC fully realizes that ~~they~~ it must be careful not to merely establish another layer of involvement or "take over" the neighborhood. Its goal will be to establish a workable system and leave the neighborhood people to carry it on. Hopefully this can be accomplished in a year or two year period, after which other funding for financing of the neighborhood staff would be ~~applied~~ used.

During the course of the project SRC proposes to hire neighborhood people to help with such work as surveys, interviews,

delivery of informational materials, program + plan development, clerical work, etc., so as to increase involvement and training to the highest possible extent.

Systems of detailed activities and schedules (in chart and text form) will be established for each city before the projects are initiated to assure the maximum efficiency and the retension of schedules which ~~are already pre-determined~~ have been developed.

ADMINISTRATION AND BUDGET

~~The key elements of the SRC role are first, the setting in action of a process for improving the participation capability of neighborhood people, and secondly, the establishment of channels of communication between neighborhood people and the community-at-large.~~

The project will be under the jurisdiction of the Director of the on-going Urban Planning Project of the Southern Regional Council and coordinated with SRC's other on-going projects including voter registration, community organization, labor-education and crime and correction. Adequate staff resources will be provided by SRC to fulfill all project requirements. The director of the urban planning project will provide overall leadership and give this his personal attention.

Upon completion of the one year service period, SRC will prepare a report describing the activities undertaken and setting forth recommendations for changes or improvement needed in Model Cities legislation or administration.

Preliminary cost estimates place the cost of this project at $200,000 per city, but costs will vary from city to city (see Exhibit A attached).

EXHIBIT A

PRELIMINARY COST ESTIMATE

Each city will vary, depending upon local conditions.

Neighborhood Director	$ 12,000.00
Assistant Director	9,500.00
6 - Neighborhood People @ $4,000.00	24,000.00
Part-time Aides	8,000.00
2 Clerical @ $4,000.00	8,000.00
Bookkeeper	5,000.00
Sub Total	$ 66,500.00
Overhead	20,000.00
Fiscal Advisor and establishing of accounting procedures	2,400.00
Consulting service in planning, training, programming, public information, education, housing, urban renewal, etc.	50,000.00
	$138,900.00
Contingencies	27,800.00
SRC Central Office Costs	33,300.00
GRAND TOTAL	$200,000.00

2-8-68

from the desk of
JOHN A. BROWN

Moreland Smith

If you want to call Mr. Candeub in Newark his number is:
(201) Mi 3-3919

I'm enclosing a statement on us which we recently prepared for another client.
Good luck?!

John

CANDEUB, FLEISSIG AND ASSOCIATES

EXHIBIT B

EXPERIENCE OF CANDEUB, FLEISSIG AND ASSOCIATES RELATING TO SKILLS REQUIRED BY THE MODEL CITIES PROGRAM

INTRODUCTION

The firm of Candeub, Fleissig and Associates was organized in 1953. Since that time its staff and its capabilities have grown to the point where it is now engaged in a wide range of urban studies and programs. In order to properly understand the capabilities of the firm at the present time, it is relevant to trace the evolution of the organization and to indicate the types of studies and approaches which have been developed over the years. For this reason, this statement is presented in two parts:

Part I - presents the evolution, philosophy and approach of the firm;

Part II - presents specific program experience related to the Model Cities Program.

PART I - EVOLUTION, PHILOSOPHY AND APPROACH OF THE FIRM

The firm started in 1953 by providing a range of conventional services in the fields of city planning and urban renewal. The firm was well equipped to undertake this type of activity at that time, due to the special training and experience of its principal members.

Mr. Candeub, the president of the company, had a broad background in planning and sociology obtained through many years of experience and education, including service with the federal government in the early stages of the urban renewal program.

Mr. Fleissig, the other principal member of the firm at that time, complemented Mr. Candeub's qualifications with experience in the fields of law, housing and renewal. This included federal service as regional attorney for the Public Housing Administration and also for the Urban Renewal Program from its inception. Mr. Fleissig was involved in the War Housing Program, the Veterans Housing Program, and the initial Public Housing Program under the 1937 legislation.

Candeub, Fleissig and Associates quickly built up a competent professional staff equipped to provide the services required in the fields of city planning and urban renewal at that time. The principal activities of the firm were then geared to the problems of individual communities, and the work undertaken was basically for individual local governing bodies and municipalities of all types.

Evolution of the Firm

After the first two years of operation, we recognized that conventional planning and renewal programs were not able to fully cope with the problems of the time for the following reasons:

1. It was apparent that a large majority of the physical problems which were being dealt with were, in fact, manifestations of deeper social and economic problems which were rooted in our society.

2. We recognized that much greater attention must be given to the relationship of the individual community to the regional or metropolitan context in which it was located.

This early recognition of the limitations of conventional planning and renewal programs led us to undertake and expand into the following areas of activity:

1. Regional Approach - In its work, the firm decided to encourage and seek out planning assignments and special studies covering broader geographic areas, including counties, regions and statewide programs. This type of approach led to numerous studies being undertaken for county planning agencies and also for regional groups consisting of combinations of counties.

2. Older City Problems - We also decided to expand the scope of our work on existing programs and projects for individual older municipalities. This expansion included a more thorough consideration of the physical problems of the community related to social, economic and human requirements. This approach was particularly evident in relation to our urban renewal activities, in which greater attention was given to the social and economic problems of individual families and to their relocation requirements. This type of concern quickly spread from a project emphasis to a consideration of

the total renewal needs of the entire community. Our work in this area was reflected in the many Community Renewal Programs and Community Action Programs which were completed for individual cities. In addition, special housing studies, market analyses, social studies and the recent model cities analyses, have further expanded our activities in this area.

3. Regional Economic Problem Areas - The firm also decided to concentrate many of its activities in economically distressed areas of the country where special economic solutions and activities were required. This expansion took place primarily in the distressed areas of Pennsylvania, West Virginia, Ohio, New York and Massachusetts.

   This led us into the development of special expertise in the diagnosis of the problems of economically distressed areas and the development of economic and industrial development programs. This work is reflected in the numerous industrial studies, overall economic development programs, and special economic studies which have been prepared by Candeub, Fleissig and Associates.

4. Demonstration Studies - We have also undertaken a number of special demonstration studies. These included a special highway approaches study in the State of Pennsylvania, special studies relating to urban renewal needs in an entire regional area in the Northeast, studies related to older commercial shopping areas, and to the redesign and beautification needs of major highways. Currently underway is a major housing program for the State of Connecticut.

5. Staff Capabilities - The expansion and concentration of our firm's activities in the above areas required that the professional staff be strengthened. A special multidisciplinary approach was developed for all projects, and staff capabilities were expanded to include specialists with education and experience in the fields of planning, sociology, economics, landscape architecture, architecture, engineering, computer sciences, transportation planning, law, and other fields. The firm now has a staff of about 120 persons capable of dealing with a broad array of urban problems.

Current Firm Activity

The above evolution of the firm over the last decade has included work with hundreds of municipalities, regional, state, and other types of agencies, and it has resulted in meaningful results. However, in undertaking this work Candeub, Fleissig and Associates more recently came to two very important conclusions, as follows:

1. The first conslusion related to continuing inadequacies in conventional planning approaches and in many programs. It was apparent that these approaches and programs, although useful in many cases, were not structured properly to permit a direct and well coordinated attack on the changing problems of our population or of our urban settlements.

   This recognition led us to initiate changes in our basic planning methods and approaches. We have participated in numerous meetings with state, federal and local agencies, and have also authored numerous memos, articles, and special papers on the need for a new planning approach.

2. Secondly, we recognized that the diverse components of individual programs must be better structured and related to the full range of problems existing in our urban areas. It was recognized that this could only be done through a clear formulation of the social, economic, and physical objectives of the area being studied and also through a structuring of the work program being undertaken to permit use of systems planning, systems analyses, and PPBS procedures. These procedures must be carried out in a way which would permit them to result in a rational identification and testing of alternative courses of action, and in more clearly defined decision-making activity. This approach is now reflected in numerous regional planning, economic, housing model cities, renewal, solid waste and transportation programs which are now being undertaken by the firm.

Conclusion

The evolution and experience described above permits us to deal with the complex human, economic and physical problems which presently exist in the urban areas of our country. We welcome challenging assignments which permits this special expertise to be put to full use. The principals and the various staff members of the firm are dedicated individuals who are concerned with meeting the pressing needs of our time.

The following materials are presented, which describe some of the specific projects and programs in which the firm has been engaged.

PART II

SPECIFIC PROGRAM EXPERIENCE RELATED TO THE MODEL CITIES PROGRAM

The firm has worked in many older communities which were faced with cirtical problems of a social, economic and physical nature. The work of the firm in this area has included various single-purpose economic, housing and social studies, and also more fully integrated studies dealing with the relationships and ramifications in all three areas. A brief description of some of the more significant activities in these areas follows:

1. Housing Studies - The firm has had continuous experience in the field of housing with reference to relocation resource studies, market studies, site design studies, and feasibility studies.

   The firm has also prepared numerous rehabilitation programs for neighborhoods which have been in poor condition. These have included programs for the cities of Waterloo, Iowa; Toledo, Ohio; Albany and New York City, New York; and Springfield, Massachusetts. Such programs have established a financing means for families needing assistance to rehabilitate their housing.

   The firm has also been involved with a number of communities in the development of programs for promoting a Section 221(d)(3) Housing. This has taken place in the City of Meriden, Connecticut, and in Lynn and Lawrence, Massachusetts.

   More recently the firm has prepared numerous housing market studies for a number of communities under their community renewal programs. These detailed housing market studies have been prepared for such communities as the cities of Atlanta, Georgia; Martins Ferry, Akron and Hamilton, Ohio; and Albany, New York.

   Perhaps most significant is the new program in which the firm is now engaged, including assistance in the development of a total housing program for the State of Connecticut.

2. Social Studies - Numerous social studies have also been completed by the firm. These have included community action programs prepared under local poverty organizations such as those completed in Martins Ferry, Ohio, and Pottsville, Pennsylvania.

In addition, the firm is now engaged in the preparation of a community development action plan for the city of Bridgeport, Connecticut. This study is particularly unique since it involves a full and total integration of social, economic and physical problems and resources.

Another significant study is the diagnostic study which was completed for a renewal project in Lynn, Massachusetts.

The firm has also been engaged in the preparation of applications for model cities programs involving an analysis of social, economic and physical needs in a number of cities. These have included the cities of Baltimore, Maryland; Martins Ferry and Akron, Ohio; Albany, New York; and Bridgeport, Connecticut. Baltimore and Bridgeport were approved and we are now working with them in the development of their programs.

Various detailed neighborhood planning studies have also been undertaken to determine social needs and requirements to be used as an input for various physical planning programs. This has been of particular value in the cities of Pottsville and Carbondale, Pennsylvania.

3. Economic and Market Analyses Studies - The firm has also undertaken specialized market analysis, economic, impact and feasibility studies for a number of urban areas. These include the following:

a. Marketability and Land Absorption Studies for various types of land uses, including commercial, motel, civic, residential, and other uses in the following areas:

- The South End General Neighborhood Renewal Project Area in Albany, New York

- The State Street Urban Renewal Area in Bridgeport, Connecticut

- The Downtown Area of the City of Haverhill, Massachusetts

- The Central Stoneham Renewal Area in Stoneham, Massachusetts

- The downtown area of La Crosse, Wisconsin

- The Vistula Meadows Urban Renewal Project in Toledo, Ohio

b. Specialized Economic Studies of the following types:

- A feasibility study for the Elizabeth Savings and Loan Association in Elizabeth, New Jersey, to determine the feasibility of opening a new branch facility and to evaluate effect of competing institutions

- A market and feasibility study to determine the possibility of developing a former torpedo base (Goat Island) on Narragansett Bay into a yacht-oriented resort

- A cost-benefit study for the Borough of Saddle River, New Jersey, estimating the impact of a proposed large research laboratory on the municipality

- A special study to determine the feasibility of a revenue bond issue to be used for parking purposes in Kankakee, Illinois

c. Special Impact Studies of the following types:

- A feasibility and economic impact study for the city of Wheeling, West Virginia, regarding the potential income and amortization of proposed municipal auditorium

- An industrial site study for the ARA in Belmont County, Ohio, in which the economic potential of the county was evaluated and specific industrial sites identified

- A feasibility and economic impact study to establish the market demand for a large recreation complex around a proposed dam site in Carbon County, Pennsylvania

Special Studies

The staff of Candeub, Fleissig and Associates has had extensive experience in studying special problem areas requiring unique approaches. Most evident of this type of program are the demonstration studies, many for federal and state agencies, which have been conducted over the past few years. These have included the following:

- A special Highway Approaches Study which was undertaken for the Department of Commerce of the State of Pennsylvania, to determine the visual impact of various types of land uses and of coal mining areas along the major highway approaches leading into the cities of Scranton and Hazleton, Pennsylvania. This study established specific criteria for measuring visual impact from the roadside and reached a number of important conclusions relating to various types of land uses.

- The firm also assisted the New Jersey Department of Conservation and Economic Development in the preparation of a Regional Urban Renewal Survey for all of northeastern New Jersey. This study reviewed the problems involved in renewing this entire region and concerned itself with the provision of housing resources to meet the requirements of such a large area.

- Another special commercial areas study has been undertaken in the city of Baltimore, Maryland. This study related to the difficult problems existing in many of the older shopping areas of the city and developed a program for the improvement of these areas.

- Another major study was undertaken in Woodbridge, New Jersey, in which the problems of a major highway system in the township were studied and a program developed for highway beautification and for the improvement of traffic flow.

- The firm aided the Commonwealth of Massachusetts in the development of a Demonstration Program on Relocation.

- The firm developed what was probably the first community renewal program in the country for Bridgeport, Connecticut, in 1958 (funded locally) before such programs were provided for by federal law.

- The firm has recently completed a special program establishing criteria and procedures for the U. S. Department of Justice. These were used by that agency in reviewing and evaluating specific applications submitted to the federal government under the Model Cities Program.

- The firm also established specific application and review procedures for the Connecticut Department of Agriculture and Natural Resources under the state open space program which was adopted in 1966.

- Planning is now underway for a 200-acre section of Harlem known as the St. Nich Park Area. The plan will also aim at countering the effects of poor maintenance and overcrowding, partly attributable to the owners' inability to finance improvements. In order to carry out planning activities in the shortest possible time, an operational PERT network was prepared to assist in programming and coordinating the many required functions. We have established a field office in the area and are participating in numerous meetings with neighborhood organizations and residents in cooperation with city staff in the development of the plan.

Systems Planning Procedures

The firm has fostered the application of new systems planning and systems analysis procedures to the planning needs of urban communities. These procedures are geared to the identification of the full range of factors which influence a specific problem area.

They include a clear identification of objectives and alternative possibilities available for meeting these objectives. Also inherent in the use of these procedures are the development of testing techniques which permit the various alternative possibilities to be evaluated. Procedures of this type have been used in the following communities:

- Several areawide programs, including the Jefferson County and the South Wood County Area Plans have been undertaken in this manner. Total comprehensive planning programs have been prepared and alternative possibilities outlined and evaluated in a form which facilitated local decision-making on the part of local officials.

- Various local comprehensive plans for small communities have also utilized these procedures. Examples are comprehensive plans prepared for the communities of Delaware Water Gap and Weatherly, Pennsylvania, and for the Manchester and Medina Areas in New York State.

- The firm has also developed a number of transportation planning studies utilizing systems procedures. Most notable of these are programs completed for Lackawanna County, Pennsylvania, and Charleston County, South Carolina.

- Systems procedures have also been used to facilitate the execution of urban renewal programs. These have included the development of PERT networks for specific projects such as the Pueblo Center Urban Renewal Project in the city of Tucson, Arizona.

- The firm has also utilized such procedures in proposed federal model cities applications and in a special review procedure prepared for the Department of Justice which was used for reviewing model cities applications from communities throughout the country.

- One of the more recent significant uses of systems analysis procedures is in a study currently underway by the firm. This includes the development of a solid waste model for a seven-county regional area around the proposed Delaware Water Gap National Recreation Area which is to be located in New Jersey and Pennsylvania.

TEN CENTS

JOHNSON SUBMITS $2.3-BILLION PLAN TO REBUILD SLUMS

Proposes 6-Year Program to Rehabilitate Areas and Also Their Inhabitants

MESSAGE TO CONGRESS

166 ?

Cities Would Have to Prove Eligibility for Funds — 70 Sites Could Benefit

Text of Johnson's message will be found on Page 20.

By ROBERT B. SEMPLE Jr.
Special to The New York Times

WASHINGTON, Jan. 26—President Johnson proposed today a $2.3-billion plan spread over six years aimed at rebuilding entire slum neighborhoods in American cities.

In a special message to Congress, the President described the plan as "larger in scope, more comprehensive, more concentrated than any that has gone before." If enacted, he said, the program would help transform the cities of the present into "the masterpieces of our civilization."

The purpose of the plan is to go well beyond traditional forms of urban renewal by combining the physical rehabilitation of slum areas with the social rehabilitation of the people who live in them.

The chief mechanism for accomplishing this objective would be a "Demonstration Cities Program" under which 60 to 70 cities of various sizes would be selected, after a rigorous examination period, to receive large doses of Federal aid.

Strict Standard Established

The cities selected would have to meet strict new requirements to prove that they were "qualified" to use the Federal funds with minimum waste and maximum coordination.

Furthermore, once the city had been selected to receive massive Federal aid, a Federal coordinator would be dispatched to help organize and supervise the rehabilitation. He would be empowered not only to help the cities carry out the plan but also, in effect, to keep a careful watch on the Federal investment.

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Furthermore, once the city had been selected to receive massive Federal aid, a Federal coordinator would be dispatched to help organize and supervise the rehabilitation. He would be empowered not only to help the cities carry out the plan but also, in effect, to keep a careful watch on the Federal investment.

White House sources said that an effort would be made to select cities in various population categories, meaning that cities as large as New York could compete for funds. The thrust of the program, they emphasized, is aimed not at cities as a whole but at large blighted negihborhoods within cities.

The program would not replace or significantly disturb such established community-aid programs as public housing and urban renewal. But the cost of some of these programs to localities that meet the new requirements would be greatly reduced.

In his message, Mr. Johnson also proposed several additional programs to give what he called "the promise of a new life" to urban dwellers, who now make up roughly seven-tenths of the nation's total population. They include:

¶A series of similar "demonstration" projects to encourage comprehensive metropolitan planning and insure the orderly growth of cities and suburbs. He estimated the cost of this program at about $6.5-million annually.

¶A law to ban racial discrimination in the sale or rental of housing to eradicate what the President called the "impacted racial ghetto." The law was not explained in detail, and will be the subject of separate legislation to Congress.

¶Increased Federal aid to encourage planning and construction of so-called "new towns"—separate satellite cities lying outside of major metropolitan areas. These would be designed to absorb at least part of the 3 million new residents that are added each year to the present

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Text of President's Special Message to Congress on Improving Nation's Cities

Special to The New York Times

WASHINGTON, Jan. 26—Following is the text of President Johnson's message to Congress on improving the nation's cities.

Nineteen-sixty-six can be the year of rebirth for American cities.

This Congress, and this people, can set in motion forces of change in great urban areas that will make them the masterpieces of our civilization.

Fifty years from now our population will reach that of today's India. Our grandchildren will inhabit a world as different from ours, as ours is from the world of Jefferson.

None can predict the shape of their life with any certainty. Yet one thing is sure. It will be lived in cities. By the year 2000, four out of five Americans will live and work in a metropolitan area.

We are not strangers to an urban world.

We began our national life gathered in towns along the Atlantic seaboard. We built new commercial centers around the Great Lakes and in the Midwest, to serve our westward expansion.

Forty millions came from Europe to fuel our economy and enrich our community life. This century has seen the steady and rapid migration of farm families—seeking jobs and the promise of the city.

From this rich experience we have learned much.

We know that cities can stimulate the best in man, and aggravate the worst.

We know the convenience of city life, and its paralysis.

We know its promise, and its dark foreboding.

A Grave Choice

What we may only dimly perceive is the gravity of the choice before us.

Shall we make our cities livable for ourselves and our posterity? Or shall we by timidity and neglect damn them to fester and decay?

If we permit our cities to grow without rational design.—

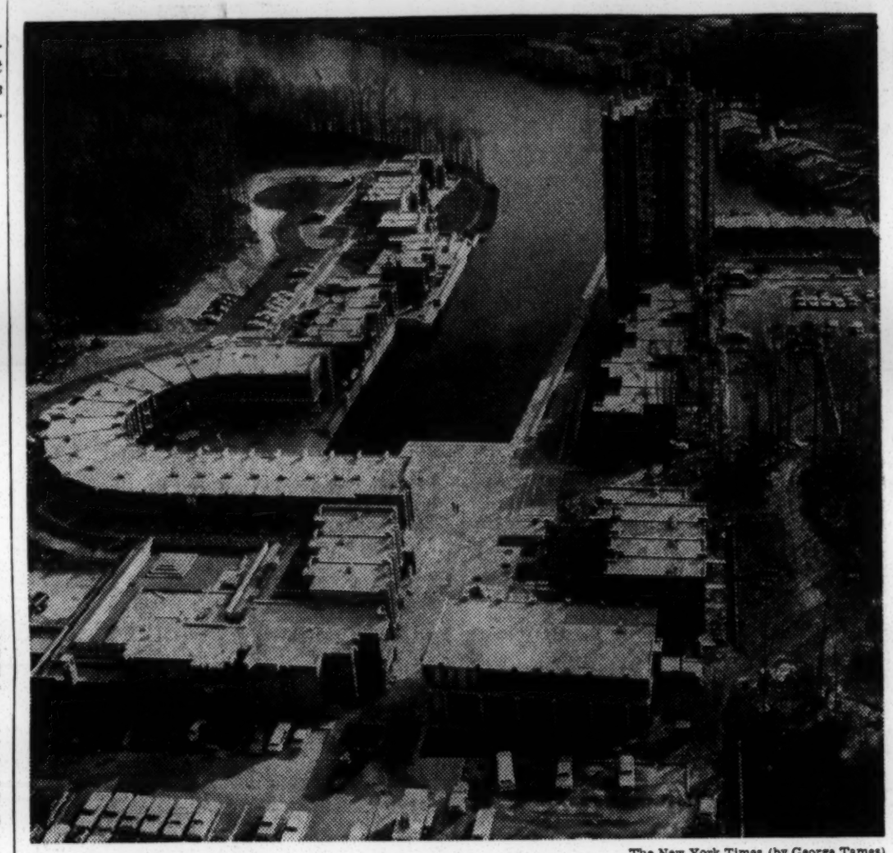
If we stand passively by, while the center of each city becomes a hive of deprivation, crime, and hopelessness.—

If we devour the countryside as though it were limitless, while our ruins—millions of tenement apartments and delapidated houses—go unredeemed—

If we become two people—the suburban affluent and the urban poor, each filled with mistrust and fear one for the other—

If this is our desire and policy as a people, then we shall effectively cripple each generation to come.

We shall as well condemn our own generation to a bitter paradox: an educated, wealthy, progressive people, who would not give their



The New York Times (by George Tames)

A NEW TOWN: Satellite cities or "new towns" outside major metropolitan areas, such as Reston, Va., have been called for in President Johnson's program of urban improvement.

where he can "feel the enclosure of the flaking walls and see through the blackened reflection of the tenement across the street that blocks out the world beyond."

¶The tragic waste and, indeed, the chaos that threatens where children are born into the stifling air of overcrowded rooms, destined for a poor diet, inadequate schools, streets of fear and sordid temptation, joblessness and the gray anxiety of the ill-prepared.

¶And the flight to the suburbs of more fortunate men and women, who might have provided the leadership and the means for reversing this human decline.

The Inadequate Response

Since 1949, the urban renewal program has been our chief instrument in the struggle for a decent urban environment.

Over 800 cities are participating in urban renewal programs. Undertaken and designed by the cities themselves, these efforts have had an increasing influence on the use of urban land. Last year the Congress wisely extended the authorization for urban renewal, at a higher level than before.

Years of experience with urban renewal have taught us three decades, it is clear to me that American cities require a program that will:

¶Concentrate our available resources—in planning tools, in housing construction, in job training, in health facilities, in recreation, in welfare programs, in education—to improve the conditions of life in urban areas.

¶Join together all available talent and skills in a coordinated effort.

¶Mobilize local leadership and private initiative, so that local citizens will determine the shape of their new city—freed from the constraints that have handicapped their past efforts and inflated their costs.

A Demonstration Cities Program

I propose a demonstration cities program that will offer qualifying cities of all sizes the promise of a new life for their people.

I propose that we make massive additions to the supply of low and moderate-cost housing.

I propose that we combine physical reconstruction and rehabilitation with effective social programs throughout the rebuilding process.

I propose that we achieve new flexibility in administration

able at costs commensurate with the incomes of those displaced by the project. Counseling services, moving expenses, and small business loans should be provided, together with assistance in job placement and restraining.

[10]

The demonstration should be managed in each demonstration city by a single authority with adequate powers to carry out and coordinate all phases of the program. There must be a serious commitment to the project on the part of local, and, where appropriate, state authorities. Where required to carry out the plan, agreements should be reached with neighboring communities.

[11]

The demonstration proposal should offer proof that adequate municipal appropriations and services are available and will be sustained throughout the demonstration period.

[12]

The demonstration should maintain or establish a residential character in the area.

[13]

The demonstration should be consistent with existing

plemental funds would be made available in a common account. They would be drawn at the discretion of the community to support the program. They would be certified by the Federal coordinator.

It is vital that incentives be granted for cost reductions achieved during the performance of the program.

At least as vital as the dollar commitment for rebuilding and rehabilitation is the social program commitment. We must link our concern for the total welfare of the person, with our desire to improve the physical city in which he lives. For the first time, social and construction agencies would be joined in a massive common effort, responsive to a common local authority.

There is another benefit—not measurable in dollars, or even in the extended range of social services—that qualifying cities would secure by participating in this program.

It is a sense of hope:

¶That the city is not beyond reach of redemption by men of good will.

¶That through wise planning, cooperation, hard work, and the sacrifice of those outmoded codes and practices that make widespread renewal impossible today, it is possible to reverse the city's decline.

That knowledge, that confidence, that hope can make all the difference in the decade ahead.

Federal Cost

Funds are required in the first year to assist our cities in the preparation of demonstration plans. We should not underestimate the problems involving in achieving such a plan. The very scale of the demonstration, its widespread and profound effects on the social and physical structure of the city, calls for marshaling the city's planning and administrative resources on an unprecedented scale.

I estimate the appropriate Federal constribution to this planning effort at $12-million.

For the supplemental demonstration grants I will recommend appropriations, over a six-year period, totalling over $2-3-billion, or an average of some $400-million per year.

It is impossible to estimate exactly—but it is necessary to consider—the rising cost of welfare services, crime prevention, unemployment and declining property values that will plague all governments, local, state, and Federal, if we do not move quickly to heal and revitalize our cities.

Metropolitan Planning

The success of each demonstration will depend on the quality of its planning and

force of housing discrimination. The impacted racial ghetto will become a thing of the past only when the Negro American can move his family wherever he can afford to do so.

I shall, therefore, present to the congress at an early date legislation to bar racial discrimination in the sale or rental of housing.

New Communities

Our existing urban centers, however revitalized, cannot accommodate all the urban Americans of the next generation.

Three million new residents are added each year to our present urban population. The growth of new communities is inevitable. Unless they are to be casual parts of a general urban sprawl, a new approach to their design is required.

We must:

Enlarge the entire scale of the building process;

Make possible new efficiencies in construction, land development, and municipal services;

Relieve population densities;

Offer a variety of homes to a wide range of incomes.

These communities must also provide an environment harmonious to man's needs.

They must offer adquate transportation systems, attractive community buildings, and open spaces free from pollution. They must retain much of the natural beauty of the landscape.

The private sector must continue its prominent role in the new community development. As I recommended to the Congress last year. mortgage insurance should be made available for sites and community facilities for entire new communities.

Metropolitan areas would be selected to return the broadest possible data and experience to Federal, state and local governments. They should therefore be of varying size and environment, in widely separated locations. They would be selected to assure that their benefits reach small comunities surrounding the large cities.

Advanced techniques and approaches should be employed. There must be:

¶Balanced consideration of physical and human development programs.

¶Coordinated treatment of the regional transportation network.

¶Technical innovations, such as metropolitan data banks and systems analysis.

¶New educational and training programs.

¶New arrangements for coordinating decisions of the various loval governments involved.

Johnson Sends Congress Plan To Rebuild the Nation's Slums

Continued From Page 1, Col. 8

urban population, for whom there is little room left in the central city.

¶Funds for the controversial rent supplement program. The program was authorized by Congress last year but money was not appropriated.

The key to Mr. Johnson's proposed assault on the cities is clearly the Demonstration City Program—an idea that originated with the President's special study group on urban affairs, headed by the new Under Secretary of the Department of Housing and Urban Development, Dr. Robert C. Wood.

Under the plan, cities chosen to receive the new funds will be selected during a long and demanding two-stage process.

First, all cities will be invited to apply for demonstration grants. The purpose of these preliminary applications is to help Federal officials determine which cities have the greatest need for funds and also have he will and the enthusiasm to carry out the rehabilitation job effectively.

Those cities whose general proposals meet Federal approval will then be given "planning funds" to develop the proposals in greater detail.

Plans to Be Submitted

Next, the cities will draw up detailed plans and send them back to the Federal Government. These plans, in turn, are to be examined and judged on the basis of all 14 basic requirements listed by Mr. Johnson in his message today. Among the most important are these:

¶The proposed demonstration must be large and ambitious enough to "arrest blight and decay in entire neighborhoods."

¶The demonstration should bring about a change in the "total environment of the neighborhood." It must provide schools, parks, playgrounds, community centers and access to all "necessary community facilities."

¶Accordingly, the city must prove that it can sucessfully coordinate the vast number of local, state and Federal agencies in the city—welfare, education, recreation, antipoverty, housing, medial—and focus them on the demonstration neighborhood.

¶To reduce bureaucratic waste and warfare, the demonstration should be managed in each city by a single authority.

¶The demonstration should not be undertaken without the participation—both in planning and execution of the project—of residents in the demonstration neighborhood.

¶Cities must show that they are willing to examine and, if

cations will then be given large sums of money to carry out the actual improvements.

These large sums are not included in Mr. Johnson's budget for fiscal 1967, which was sent to Congress on Monday. The President asked only for $12-million. These funds will be used to help cities that pass the first stage of the selection process and draw up detailed plans.

The large sums necessary to do the actual rehabilitation work will—assuming congressional approval—be appropriated at some future time. The President estimated these sums at $2.3-billion spread over six years, or an average of some $400-million a year. Preliminary estimates show that as many as 70 selected cities could receive benefits under the program.

A wide variety of other Federal programs of urban aid education, health and welfare also require matching local funds. Under Mr. Johnson's proposal, the local cost of any of these programs utilized in the designated rehabilitation area would be reduced by four-fifths.

The sharing formula of those grant-in-aid programs outside the target area would not change.

Mr. Johnson said that the impact of the program would be numerically "significant," and that in most cases "15 to 20 percent of the existing substandard structures" could be replaced or rehabilitated.

In New York, for example, where there are over 200,000 sub-standard dwellings, such a program might conceivably involve as many as 35,000 units and more than 100,000 persons.

No city will be allowed to undertake more than one demonstration project.

A spokesman for Mayor Lindsay said last night that the Mayor applauded the President's proposal for a $2.3-billion program to rebuild slums.

The Mayor will have no immediate comment, however, on how this will affect New York until he studies the program and is given a full report.

Herbert Evans, chairman of the city's Housing and Redevelopment Board, said yesterday after briefly examining the program that it did not look as if it would result in a "massive infusion" of Federal money to New York.

Mr. Evans said that he wanted to study the program further before he could say exactly how much money it would mean for New York City.

The Lindsay administration will, of course, seek the maximum amount of funds for New York to eliminate slum neighborhoods here, the spokesman

We know the [illegible] of city life, and its paralysis.

We know its promise, and its dark foreboding.

A Grave Choice

What we may only dimly perceive is the gravity of the choice before us.

Shall we make our cities livable for ourselves and our posterity? Or shall we by timidity and neglect damn them to fester and decay?

If we permit our cities to grow without rational design.—

If we stand passively by, while the center of each city becomes a hive of deprivation, crime, and hopelessness.—

If we devour the countryside as though it were limitless, while our ruins—millions of tenement apartments and delapidated houses—go unredeemed—

If we become two people—the suburban affluent and the urban poor, each filled with mistrust and fear one for the other—

If this is our desire and policy as a people, then we shall effectively cripple each generation to come.

We shall as well condemn our own generation to a bitter paradox: an educated, wealthy, progressive people, who would not give their thoughts, their resources, or their wills to provide for their common well-being.

I do not believe such a fate is either necessary or inevitable. But I believe this will come to pass—unless we commit ourselves now to the planning, the building, the teaching and the caring that alone can forestall it.

That is why I am recommending today a massive Demonstration Cities Program. I recommend that both the public and private sectors of our economy join to build in our cities and towns an environment for man equal to the dignity of his aspirations.

I recommend an effort larger in scope, more comprehensive, more concentrated, than any that has gone before.

The Work of the Past

I know the work of the past three decades. I have shared in the forging of our Federal housing and renewal programs. I know what they have done for millions of urban Americans:

Eight million single-family dwellings assisted by the Federal Housing Administration.

An additional 6.7 million assisted by the Veterans Administration.

1.1-million multiple units created.

605,000 families moved out of decayed and unsanitary dwellings into decent public housing.

300,000 dwelling units supported under urban renewal.

Without these programs, the goal I recommend today would be impossible to achieve. Because Federal sponsorship is so effective a part of our system of home building, we can conceive a far larger purpose than it has yet fulfilled. We must make use of every established housing program—and of social, educational and economic instruments as well—if the Demonstration Cities Program is to succeed.

The Problem Today

Our housing programs have built a platform, from which we may see how far away is the reborn city we desire. For there still remains:

¶Some 4-million urban families living in homes of such disrepair as to violate decent housing standards.

¶The need to provide over 30 per cent more housing annually than we are currently building.

¶Our chronic inability to provide sufficient low and moderate income housing, of adequate quality, at a reasonable price.

¶The special problem of the poor and the Negro, unable to move freely from their ghettos, exploited in the quest for the necessities of life.

¶Increasing pressures on municipal budgets, with large city per capita expenditures rising 36 per cent in the three years after 1960.

¶The high human costs: crime, delinquency, welfare loads, disease and health hazards. This is man's fate in those broken neighborhoods closure of the [illegible] and see through the blackened reflection of the tenement across the street that blocks out the world beyond."

¶The tragic waste and, indeed, the chaos that threatens where children are born into the stifling air of overcrowded rooms, destined for a poor diet, inadequate schools, streets of fear and sordid temptation, joblessness and the gray anxiety of the ill-prepared.

¶And the flight to the suburbs of more fortunate men and women, who might have provided the leadership and the means for reversing this human decline.

The Inadequate Response

Since 1949, the urban renewal program has been our chief instrument in the struggle for a decent urban environment.

Over 800 cities are participating in urban renewal programs. Undertaken and designed by the cities themselves, these efforts have had an increasing influence on the use of urban land. Last year the Congress wisely extended the authorization for urban renewal, at a higher level than before.

Years of experience with urban renewal have taught us much about its strengths and weaknesses.

Since 1961 we have made major alterations in its administration. We have made it more responsive to human needs. We have more vigorously enforced the requirement of a workable program for the entire community. Within the limits of current law, we have achieved considerable progress toward these goals.

Nevertheless the social and psychological effects of relocating the poor have not always been treated as what they are. They are the unavoidable consequences of slum clearance, demanding as much concern as physical redevelopment.

The size and scale of urban assistance has been too small, and too widely dispersed.

Present programs are often prisoners of archaic and wasteful building practices. They have inhibited the use of modern technology. They have inflated the cost of rebuilding.

The benefits and efficiencies that can come from metropolitan planning are still unrealized in most urban regions.

Insufficient resources cause extensive delays in many projects. The result is growing blight and overcrowding that thwart our best efforts to resist them.

The goals of major Federal programs have often lacked cohesiveness. Some work for the revitalization of the central city. Some accelerate suburban growth. Some unite urban communities. Some disrupt them.

Urban Dilemmas

Virtually every forward step we have taken has had its severe limitations. Each of those steps has involved a public choice, and created a public dilemma:

¶Major clearance and reconstruction, with its attendant hardships of relocation.

¶Relieving traffic congestion, thereby widening the gulf between the affluence of suburbia and the poverty of the city.

¶Involving urban residents in redeveloping their own areas, hence lengthening the time and increasing the cost of the job.

¶Preserving the autonomy of local agencies, thus crippling our efforts to attack regional problems on a regional basis.

These dilemmas cannot be completely resolved by any single program, no matter how well designed. The prize—cities of spacious beauty and lively promise, where men are truly free to determine how they will live—is too rich to be lost because the problems are complex.

Let there be debate over means and priorities.

Let there be experiment with a dozen approaches, or a hundred.

But let there be commitment to that goal.

What Is Required

From the experience of quire a program that will:

¶Concentrate our available resources—in planning tools, in housing construction, in job training, in health facilities, in recreation, in welfare programs, in education—to improve the conditions of life in urban areas.

¶Join together all available talent and skills in a coordinated effort.

¶Mobilize local leadership and private initiative, so that local citizens will determine the shape of their new city—freed from the constraints that have handicapped their past efforts and inflated their costs.

A Demonstration Cities Program

I propose a demonstration cities program that will offer qualifying cities of all sizes the promise of a new life for their people.

I propose that we make massive additions to the supply of low and moderate-cost housing.

I propose that we combine physical reconstruction and rehabilitation with effective social programs throughout the rebuilding process.

I propose that we achieve new flexibility in administrative procedures.

I supose that we focus all the techniques and talents within our society on the crisis of the American city.

We intend to help only those cities who help themselves.

I propose these guidelines for determining a city's qualifications for the benefits—and achievements—of this program.

[1]

The demonstration should be of sufficient magnitude both in its physical and social dimensions to arrest blight and decay in entire neighborhoods. It must make a substantial impact within the coming few years on the development of the entire city.

[2]

The demonstration should bring about a change in the total environment of the area affected. It must provide schools, parks, playgrounds, community centers, and access to all necessary community facilities.

[3]

The demonstration—from its beginning—should make use of every available social program. The human cost of reconstruction and relocation must be reduced. New opportunities for work and training must be offered.

[4]

The demonstration should contribute to narrowing the housing gap between the deprived and the rest of the community. Major additions must be made to the supply of sound dwellings. Equal opportunity in the choice of housing must be assured to every race.

[5]

The demonstration should offer maximum occasions for employing residents of the demonstration area in all phases of the program.

[6]

The demonstration should foster the development of local and private initiative and widespread citizen participation—especially from the demonstration area—in planning and execution of the program.

[7]

The demonstration should take advantage of modern cost-reducing technologies without reducing the quality of the work. Neither the structure of real estate taxation, cumbersome building codes, nor inefficient building practices should deter rehabilitation or inflate project costs.

[8]

The demonstration should make major improvements in the quality of the environment. There must be a high quality of design in new buildings, and attention to man's need for open spaces and attractive landscaping.

[9]

The demonstration should make relocation housing available by the project. Counseling services, moving expenses, and small business loans should be provided, together with assistance in job placement and restraining.

[10]

The demonstration should be managed in each demonstration city by a single authority with adequate powers to carry out and coordinate all phases of the program. There must be a serious commitment to the project on the part of local, and, where appropriate, state authorities. Where required to carry out the plan, agreements should be reached with neighboring communities.

[11]

The demonstration proposal should offer proof that adequate municipal appropriations and services are available and will be sustained throughout the demonstration period.

[12]

The demonstration should maintain or establish a residential character in the area.

[13]

The demonstration should be consistent with existing development plans for the metropolitan areas involved. Transportation plans should coordinate every appropriate mode of city and regional transportation.

[14]

The demonstration should extend for an initial six-year period. It should maintain a schedule for the expeditious completion of the project.

These guidelines will demand the full cooperation of government at every level and of private citizens in each area. I believe our Federal system is creative enough to inspire that cooperative effort. I know it must be so creative if it is to prosper and flourish.

Size of the Program

The program I recommend is intended to eliminate blight in the entire demonstration area. Through efficient rebuilding it must replace that blight with attractive and economic housing, social services, and community facilities.

There are many ways by which this can be done, once the commitment has been made to do it. Total clearance and reconstruction; partial clearance and rehabilitation; rehabilitation alone—any of these methods may be chosen by local citizens.

There are few cities or towns in America which could not participate in the Demonstration Cities Program. We shall take special care to see that urban communities of all sizes are included. For each such community, the impact of the program will be significant, involving as much as 15 to 20 per cent of the existing substandard structures.

For the largest qualifying cities a relatively modest program could provide decent housing for approximately 5,000 families now living in substandard dwelling units. It could rehabilitate other marginal housing sufficient to affect 50,000 people. A typical program could well involve a total of 35,000 units or 100,000 people.

For cities of approximately 100,000 people, 1,000 families could be rehoused, and 3,000 units rehabilitated, affecting a total of 10,000 people.

Benefits of the Program

I recommend that participating cities receive two types of Federal assistance:

First, the complete array of all available grants and urban aids in the fields of housing, renewal, transportation, education, welfare economic opportunity and related programs.

Second, special grants amounting to 80 per cent of the non-Federal cost of our grant-in-aid programs included in the demonstration. These grants are to supplement the efforts of local communities. They are not to be substituted for those efforts.

In every qualifying city, a Federal coordinator would be assigned to assist local officials in bringing together all the relevant Federal resources.

Once authorized, the support of the Federal Government would be available to the city for a period of five years. I propose that we make this support available in the first year to assist our cities in the preparation of demonstration plans. We should not underestimate the problems involving in achieving such a plan. The very scale of the demonstration, its widespread and profound effects on the social and physical structure of the city, calls for marshaling the city's planning and administrative resources on an unprecedented scale.

I estimate the appropriate Federal contribution to this planning effort at $12-million.

For the supplemental demonstration grants I will recommend appropriations, over a six-year period, totalling over $2-3-billion, or an average of some $400-million per year.

It is impossible to estimate exactly—but it is necessary to consider—the rising cost of welfare services, crime prevention, unemployment and declining property values that will plague all governments, local, state, and Federal, if we do not move quickly to heal and revitalize our cities.

Metropolitan Planning

The success of each demonstration will depend on the quality of its planning, and the degree of cooperation it elicits from the various governmental bodies concerned, as well as from private interests.

Most metropolitan areas conduct some degree of metropolitan planning now. The Federal Government has made funds available throughout the country so that state and local planning agencies might devise — many for the first time — comprehensive plans for metropolitan areas.

I recommend improvements and extensions of this program. The Congress enacted them recognizing that the problems of growth, transportation, housing, and public services cannot be considered by one entity of government alone.

The absence of cooperation between contiguous areas is wasteful. It is also blind to the reality of urban life. What happens in the central city, or the suburb, is certain to affect the quality of life in the other.

The widespread demand for these funds has resulted in their being spread thinly across the 50 states. Thus, the benefits of a truly coordinated attack on metropolitan problems have not generally been realized.

Incentives to Orderly Metropolitan Development

Over the past five years, the Congress has authorized Federal grants for urban mass transportation, open space, and sewer and water facilities. The Congress has required that such projects be consistent with comprehensive planning for an entire urban or metropolitan area. The Federal Government has thus not only helped our localities to provide the facilities they need. It has also stimulated cooperation and joint planning among neighboring jurisdictions.

But more remains to be done. The powerful forces of urban growth threaten to overwhelm efforts to achieve orderly development. A metropolitan plan should be an instrument for shaping sound urban growth—not a neglected document.

I now propose a new incentive to help assure that metropolitan plans achieve their potential.

The Federal Government should bear a larger share of the total cost of related Federal aid programs. This share would be borne where local jurisdictions show that they are ready to be guided by their own plans in working out the patterns of their own development and where they establish the joint institutional arrangements necessary to carry out those plans.

Demonstrations of Effective Planning

I propose that a series of demonstrations in effective metropolitan planning be undertaken promptly.

The time has come when we should break one of its strongest links — the often subtle, but always effective continue its prominent role in the new community development. As I recommended to the Congress last year, mortgage insurance should be made available for sites and community facilities for entire new communities.

Metropolitan areas would be selected to return the broadest possible data and experience to Federal, state and local governments. They should therefore be of varying size and environment, in widely separated locations. They would be selected to assure that their benefits reach small comunities surrounding the large cities.

Advanced techniques and approaches should be employed. There must be:

¶Balanced consideration of physical and human development programs.

¶Coordinated treatment of the regional transportation network.

¶Technical innovations, such as metropolitan data banks and systems analysis.

¶New educational and training programs.

¶New arrangements for coordinating decisions of the various loval governments involved.

I estimate the cost of the demonstrations at $6.5-million.

I shall impose on the new Department of Housing and Urban Development the continuing responsibility to stimulate effective planning. If local governments do not plan cooperatively and sufficiently in advance of inevitable urban growth, even adequate funds and an aggressive determination to improve our cities cannot succeed.

Housing for All

The programs I have proposed — in rebuilding large areas of our cities, and in metropolitan planning — are essential for the rebirth of urban America.

Yet at the center of the cities' housing problem lies racial discrimination. Crowded miles of inadequate dwellings—poorly maintained and frequently over-priced—is the lot of most Negro Americans in many of our cities. Their avenue of escape to a more attractive neighborhood is often closed, because of their color.

The Negro suffers from this, as do his children. So does the community at large. Where housing is poor, schools are generally poor. Unemployment is widespread. Family life is threatened. The community's welfare burden is steadily magnified. These are the links in the chain of racial discrimination.

This Administration is working to break that chain—through aid to education, medicare care, community action programs, job retraining, and the maintenance of a vigorous economy.

It is apparent that new communities will spring into being near an increasing number of major metropolitan areas. Some, already in existence, promise dramatic efficiencies through size and new construction techniques, without sacrificing beauty. Obviously such a development should be encouraged. I recommend that the Congress provide the means of doing so.

Rent Supplement Program

Rarely has a new housing program evoked such a dramatic and positive response as the rent supplement program.

The department of housing and urban affairs has already received preliminary proposals from sponsors to construct nearly 70,000 low-income units under this program as soon as funds become available.

The proposals involve 424 projects in 265 localities in 265 localities in 43 states, the District of Columbia and Puerto Rico. The sponsors have already selected sites for some 40,000 of these units. The interested groups are about equally divided between nonprofit organizations and private limited dividend developers.

The need for this program is obvious. It is the need of the poor and the disadvantaged. The demand for the means to meet this need by private enterprise is demonstrated by the figures I have just cited.

I strongly urge the Congress to pass a supplementary appropriation to fund the rent supplement program at the $30-million level it has authorized in the Housing and Urban Development Act of 1965.

Mass Transportation

We must continue to help our communities meet their increasing needs for mass transportation facilities. For this purpose, I propose an additional one-year authorization for the urban mass transportation program.

The New Department

No Federal program can be effective unless the agency that administers it is efficient. This is even more crucial for programs that call for comprehensive approaches at both the Federal and local level.

Progress was made after 1961 toward unifying the Housing and Home Finance Agency. But the very nature of that agency limited the extent to which its several parts could be welded into a truly unified whole. Its administrator lacked the statutory basis for gaining full control over partially independent agencies.

With this in mind, I requested—and you enacted—legislation to create a Department of Housing and Urban Development.

As a result, the Secretary of the new department now has the authority and the machinery for implementing the new programs I have asked for.

I see five ways by which he can do this:

[1]

He can organize the department so that its emphasis will be upon meeting modern urban needs — rather than fitting new programs into old and outworn patterns.

[2]

He can strengthen the regional structure so that more decisions can be made in the field.

[3]

He can assert effective leadership throughout the department.

[4]

He can mesh together all our social and physical efforts to improve urban living.

[5]

He can assume leadership among inter-Governmental agencies dealing with urban problems.

Such a department, and such leadership, will be worthy of the program I recommend you adopt.

A Year of Rebirth

The evidence is all about us that to be complacent about the American city is to invite, at best, inconvenience, at worst, a divided nation.

The programs I have proposed in this message will require a determined commitment of our energy and a substantial commitment of our funds.

Yet these programs are well within our resources. Nor do they compare in cost with the ugliness, hostility, and hopelessness of unlivable cities.

What would it mean to begin now, and to bring about the rebirth of our cities?

It would mean:

¶A more tolerable and a more hopeful life of millions of Americans.

¶The possibility of retaining middle-income families in the city, and even attracting some to return.

¶Improving the cities' tax base, at a time of heavy strain on city budgets.

¶Ultimately reducing welfare costs.

¶Avoiding the unnecessary waste of human resources.

¶Giving to both urban and suburban families the freedom to choose where they will live.

¶A clean room and a patch of sky for every person, a chance to live near an open space, and to reach it on a safe street.

As Thomas Wolfe wrote: "To every man his chance—to every man, regardless of his birth, his shining, golden opportunity—to every man the right to live, to work, to be himself, and to become whatever thing his manhood and his vision can combine to make him—this . . . is the promise of America."

I believe these are among the most profound aspirations of our people. I want to make them part of our destiny.

I urge the Congress promptly to adopt the demonstration cities act of 1966.

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examined and judged on the basis of all 14 basic requirements listed by Mr. Johnson in his message today. Among the most important are these:

¶The proposed demonstration must be large and ambitious enough to "arrest blight and decay in entire neighborhoods."

¶The demonstration should bring about a change in the "total environment of the neighborhood." It must provide schools, parks, playgrounds, community centers and access to all "necessary community facilities."

¶Accordingly, the city must prove that it can sucessfully coordinate the vast number of local, state and Federal agencies in the city—welfare, education, recreation, antipoverty, housing, medial—and focus them on the demonstration neighborhood.

¶To reduce bureaucratic waste and warfare, the demonstration should be managed in each city by a single authority.

¶The demonstration should not be undertaken without the participation—both in planning and execution of the project—of residents in the demonstration neighborhood.

¶Cities must show that they are willing to examine and, if necessary, revise existing building codes and real estate taxes to encourage landlords the use of modern construction techniques and to encourage landlords to improve their property.

Difficulty Predicted

Officials acknowledged today that this last qualification would be difficult to work out in practice. Tax abatements for owners who upgrade property have done much to encourage rehabilitation; but at the same time, such abatements have the effect of reducing the city's tax revenues, which are already, in most cases, insufficient to meet metropolitan needs.

Cities that meet these qualifi-

In New York, for example, where there are over 200,000 sub-standard dwellings, such a program might conceivably involve as many as 35,000 units and more than 100,000 persons.

No city will be allowed to undertake more than one demonstration project.

A spokesman for Mayor Lindsay said last night that the Mayor applauded the President's proposal for a $2.3-billion program to rebuild slums.

The Mayor will have no immediate comment, however, on how this will affect New York until he studies the program and is given a full report.

Herbert Evans, chairman of the city's Housing and Redevelopment Board, said yesterday after briefly examining the program that it did not look as if it would result in a "massive infusion" of Federal money to New York.

Mr. Evans said that he wanted to study the program further before he could say exactly how much money it would mean for New York City.

The Lindsay administration will, of course, seek the maximum amount of funds for New York to eliminate slum neighborhoods here, the spokesman said.

The vast gap between the funds requested for the fiscal year 1967 and the ultimate target of $2.3-billion led to immediate skepticism on the part of housing authorities in some cities.

While acknowledging that Congress would probably appropriate the modest planning funds, they were not at all certain that the larger package could be won. Some argued that it would have been safer, and ultimately more productive, for the President to have requested substantially larger funds for established programs, such as urban renewal.

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MOVE ON TO SAVE BILL TO END SLUMS

Demonstration Cities Plan Is in Trouble in Congress

By ROBERT B. SEMPLE

Special to The New York Times

WASHINGTON, May 23—The Department of Housing and Urban Development will begin an effort this week to save the President's demonstration cities program, the imaginative but politically vulnerable plan for rehabilitating city slums that has run into serious difficulties in Congress.

Top officers of the department, who acknowledge that the bill is in trouble but insist that it is far from dead, will open a series of speeches aimed at building what one calls an "urban constituency" that will make its sentiments felt in Congress. So far the program—a new and complex departure from existing forms of urban aid—has evoked little public response.

The department's Congressional relations staff, preoccupied for months with the bitter battle over the rent subsidy program, has begun drawing up lists of key Congressmen whose attitudes on housing matters are highly respected and whose votes are likely to influence large blocks in the House and Senate.

The most immediate targets are dissident members of the housing subcommittees in the House and Senate. Both subcommittees have concluded hearings on the bill, but neither has begun voting on it.

No Clear Majority

In neither committee, according to reliable sources, does the Administration have a clear majority. In the House panel, where Democrats have an 8-to-4 margin, two Democrats—Robert G. Stephens of Georgia and William H. Barrett of Pennsylvania, the subcommittee chairman—have expressed reservations.

Mr. Stephens, who is up for re-election next fall believes that a vote for the demonstration cities—which contains a desegregation provision—will anger many white constituents. Mr. Barrett is reluctant, according to high sources, to back a bill that may have little chance on the floor.

Even if Mr. Barrett supported the bill, a vote against it by Mr. Stephens would influence the votes of Southerners on the floor.

A vote against the bill by William B. Widnall, New Jersey Republican, a subcommittee member, would similarly count heavily against the measure in a vote on the floor. Mr. Widnall's support has been counted on but is by no means assured.

In the Senate, the chairman of the housing subcommittee, John J. Sparkman of Alabama, a Democrat, shares Mr. Stephens's objections. The committee has seven Democrats and three Republicans. The latter are all opposed to the bill.

The chairman is likely to take at least one Democrat with him, possibly Thomas J. McIntype of New Hampshire or Edward V. Long of Missouri. This would mean a 5-to-6 split. A tie-breaking vote would be cast by the chairman of the full Banking and Currency Committee, A. Willis Robertson of Virginia. That vote would be likely to be negative.

Officials say subcommittee sentiment might be stronger if member felt that Congress as a whole was deeply excited by the plan. But it is clearly not, partl because key elements of the bill differ so greatly from past urban programs.

The bill is selective rather than across-the-board. The program calls for a coordinated attack by Federal and local agencies on single blighted neighborhoods in "selected" cities of various sizes.

Senate Passes Loan Sale Plan; Rise in Debt Ceiling Is Disputed

By EILEEN SHANAHAN

Special to The New York Times

WASHINGTON, May 23 — Congress approved one budgetary proposal of President Johnson's today but immediately began arguing about another.

The Senate, by a vote of 50 to 20, completed Congressional action on the Administration's request to authorize the sale of pooled participations in mortgages and other financial assets owned by the Government — a device that may reduce next year's budget deficit by as much as $4.2-billion.

Almost simultaneously, however, Congress began to dispute the Administration's request for an increase in the temporary debt ceiling from $328-billion to $332-billion.

The debt ceiling argument was opened today before the House Ways and Means Committee, which heard Secretary of the Treasury Henry H. Fowler and Budget Director Charles L. Schultze state that the increase was necessary to give the Government flexibility in its financial operations.

$285-Billion Set as Norm

The debt ceiling would automatically revert to its permanent level of $285-billion on July 1 if no Congressional action were taken.

Using the same figures that President Johnson first made public on Saturday, Mr Fowler told the committee that the Administration now expected o incur a deficit of $3.9-billion in the fiscal year that ends June 30. This is $2.5-billion less than was estimated in January.

The January spending estimate of $106.4-illion still stands, but the Treasury now expects to collect $102.5-billion in taxes this year, compared with the $100-billion estimated five months ago.

Mr Fowler conceded that the revenue picture might improve even more by the end of the fiscal year — perhaps by as much as $500-million more — but said that "for present purposes, I believe it is prudent to plan in terms of the $102.5-billion figure."

The Joint Congressional Committee on Internal Revenue Taxation, in a special report issued today, said the Administration's new revenue figures were still too conservative. The booming economy, plus some steps that have been put into effect to speed tax collections, should raise revenues to $103.9-billion this year, the committee said.

Further Rise Foreseen

The joint committee also expressed the view that budget receipts next year would continue to grow even faster than the Administration expects, reaching $116.2-billion, compared with the $111-billion estimated by the Administration in January.

The committee suggested that there might be no deficit at all next year.

The speed with which the Administration got the legislation authorizing sale of assets may or may not provide a clue to the reception the debt ceiling legislation will get. The vote in the House was a close 206 to 190.

The asset sales bill will permit the Government to sell securities that represent a share in pools of mortgages, small business loans, export-import bank loans and other financial paper that it holds.

The securities are expected to be seld at a rate of interest slightly higher than that on regular Treasury securities. The income from the asset sales will be subtracted from the expenditures of the various agencies that hold the assets and will thus reduce reported spending by those agencies and the reported budget deficit.

War Mines Kill 44 Indians

CHANDIGARH, India (AP) —At least 44 Indian c[illegible]s have been killed and 57 i[illegible] in land mines left behin[illegible] Indian and Pakistani fo[illegible] that fought across the "No[illegible] west plains in Septemb[illegible]

6-26-66

THE NEW

The 'Cities' Program Is Still in Doubt

By ROBERT B. SEMPLE Jr.

Special to The New York Times

WASHINGTON, June 25—Watching the progress of the "demonstration cities" bill, President Johnson's plan to rehabilitate large blighted areas in American cities, is much like watching an old Western. Just when the garrison is about to fall, the bugle sounds and out of the West rides a lone figure toting a gun with silver bullets. The identity of the savior matters little: one week he is the intrepid horseman of the Pedernales, Hubert Humphrey; the next, a fast-drawing intellectual from the Department of Housing and Urban Development. What matters is that by intervening at propitious moments, they have successfully kept the Indians at bay.

But how long can the fort hold? That is the question confronting the proponents of the bill, the multi-billion-dollar program to "save the cities" that last week survived its first important test. By a 7-3 margin, the plan passed the housing subcommittee of the House Banking and Currency Committee.

Aid to Cities

As originally proposed in the President's message to Congress in January on the condition of American cities, the Federal Government would make available $2.3-billion in Federal funds, spread over six years, to help a selected number of cities undertake rehabilitation programs in a single "demonstration" area in each. In the first year only $12-million would be made available to help cities draw up plans. The bulk of the funds would be provided over the next five years.

The projects would include not only housing for different income groups, with emphasis on those with lower income, but also the health, education, welfare, recreation and other social services necessary to change the "total environment" of the neighborhood's residents.

Herein lay one new departure in urban legislation. Past urban programs had concentrated on brick and mortar, with little attention given to the social needs of the people who occupied the dwellings. Now social and physical programs were to be combined.

Not all cities would share in the Federal grants. The President's message suggested that perhaps 60 to 70 cities of various sizes would participate. This was departure No. 2. Instead of across-the-board grants, the Government would focus its energies in "showcase" neighborhoods, hoping thereby to achieve dramatic and visible results that others could emulate.

Even those cities chosen would have to meet a stiff list of 14 Federal criteria before getting any money. This was departure No. 3. For years, Federal money has been pouring into the slums only to be dissipated by snafus on the local level. This time the Administration, without telling the locality precisely what to do with the money, was nevertheless determined to set up general "performance standards" to insure that it was used wisely.

Yet these initiatives, which promised so much, are also potentially troublesome on Capitol Hill.

First of all the fact that the program is not "across-the-board" means that, in an election year, a Congressman cannot go home and promise his constituents immediate benefits.

Second, while most of the criteria the city must meet are relatively innocuous, one of them is controversial and potentially troublesome to the Administration.

That is the criteria requiring the Secretary of Housing and Urban Development, when choosing cities for demonstration funds, to give "maximum consideration" to, among other things, a city's willingness to encourage good community relations and "counteract the segregation of housing by race or income."

The first effect of this provision may be felt in the House Rules Committee, which must pass on the bill once it clears the full Banking and Currency Committee. The 15-man committee is likely to split 7-7 on the bill, with James W. Trimble, Arkansas Democrat, being the key "swing" man. Mr. Trimble is a moderate Southerner but may in an election year balk before that provision

The subcommittee made some changes in the bill, but left its main provisions intact.

This means that the original objectives of the bill's framers are untouched. But it also means that some of the legislative obstacles still remain.

CITY MAN: Urban Affairs Secretary Robert Weaver will be in charge of the Demonstration Cities program which cleared its first major Congressional hurdle last week.

This, however, is only part of the story—and it may not be the most important part. Despite moaning and groaning on Capitol Hill, the Administration does have on its side some very strong forces that, if properly exploited, could lead to victory.

One is the general acknowledgement of the decay of the cities, the explosive tensions being generated there, and the need for new departures and fresh approaches to slum problems.

A second factor is the growing local support of the bill. As New York Mayor John Lindsay told a reporter at the Mayors Conference in Dallas, Tex., two weeks ago, "demonstration cities is now a real word to the people in Bedford-Stuyvesant and Harlem.

A third is the growing support of outside groups such as the mayors and organized labor. Both equivocated early on, both are now beginning to move.

The fourth factor may be the most important of all. That is the President himself. He is committed to the bill, clearly; but what some liberal congressmen would like him to do is to take the stump for the program, deliberately defining it for the country as the first real attempt to come to grips with city problems in their true dimensions. Having done so, the theory goes, the President would isolate the opposition Republicans, placing them in the unenviable position of being the anti-city party. And for a party that keeps saying it wants to win in the cities, this would be awkward indeed.

Washington: 'The Shame of the Cities'

By JAMES RESTON

WASHINGTON, July 23—The Negro protest movement in America is following the normal pattern of most revolutions. It is not waning with the first signs of Negro progress, but getting bolder and more demanding. It is not sticking with the moderate leaders who helped achieve its legal aims, but tending more and more to follow the militants who are demanding larger and quicker economic and social gains.

This is not a unique Negro reaction, but a typical reaction of most American protest movements. The American industrial workers in the cities and the farmers on the land may have rebelled out of despair, but their rebellion increased with the first hope of success. The violence of the American labor protest movement was not as great at the beginning as in the middle when the more militant leaders began to see the possibilities of violent opposition.

Likewise, the revolt of the white American farmers increased in the early stages as it succeeded. This is the norm: Revolution feeds on itself. Mary E. Lease became the authentic voice of inland American populism in the 1890's, not because she counseled patience and reason, but because she advised the farmers to "raise less corn and more hell."

The Dangers of Violence

There are great dangers for the American Negroes and the nation as a whole in the notion that violence gets better results than patience, but there are probably greater dangers in assuming that the American Negro will now be patient just because the white folks think reason is making progress and is therefore preferable to violence.

This is not the way human nature, white or black, behaves, and unfortunately, it is not the way governments and communities behave. The facts of life in Harlem in New York, Watts in Los Angeles and Hough in Cleveland were well known to the governments of those cities. All officials there knew that the conditions in their slums encouraged violence, but they did not or could not react to reason as well as they could react to violence.

The Worldwide Pattern

It is the same the world over. Most of the time, just grievances are removed only after the aggrieved resort to the uses of power. The American Government has always known about the strategic importance of Cuba—Mr. Jefferson wanted to annex it because he feared it might be used by our enemies—but officials here did not really worry about it until Castro turned it into an instrument of Communist power.

The United States did not get deeply involved in the affairs of Europe until Europe dragged us into two world wars. The Johnson Administration did not really deal with the Buddhists in Vietnam until their "struggle movement" threatened to interfere with our whole war effort in that country. The old imperial empires did not deal effectively with "black power" in Africa until it resorted to violence and compelled London, Paris, and Brussels to do so.

The will and the machinery for peaceful settlement of disputes and the adjustment of just grievances are defective and out of date, and the American Negroes are merely following the lessons of history. They have learned that "it's the squeaky wheel that gets the grease," and they are likely to demand more and more grease, like everybody else.

The conservatives of the American South understood this perhaps better than the liberals of the North. They knew that one Negro demand would lead to another. They were undoubtedly wrong in thinking that they could hold the line by opposing all Negro demands, but the Northern liberals were probably equally wrong in thinking that they could contain the Negro revolution by legal concessions.

President Johnson, who has done more to produce legal remedies for the American Negro than any other President of this century, tried to deal with the recent outbreaks of violence in Chicago, Cleveland and Brooklyn, by reminding the Negroes that they cannot remove their grievances by violence because they are only 10 or 11 per cent of the total American population. But this is a conclusive argument only if the large majority of "white power" is used against the 10 per cent minority of "black power," and this is obviously out of the question.

A violent confrontation of "white power" against "black power" in America is civil war. Violence can compel reason but cannot replace it. It can force people to look at the facts, and the facts now, as in Disraeli's time in England, are that we have today "two nations"—a nation of the rich and a nation of the poor, many of which are black and separate, with their own values and torments, their own schools, largely segregated in the South by tradition and prejudice, and increasingly resegregated in the Northern cities by prejudice and economics.

The Federal Government has identified all these problems but the scope of the problems is larger than the scope of the remedies. The revolution is moving faster than Washington, and Washington is not in control of local police, local housing codes, local school boards, and local jobs—the latter being one of the main problems.

For the moment, the outcry in the United States is merely against the violence of the cities, and not against the causes of the violence. This is quite different from other urban crises in the American past, when the moral indignation of the progressives was directed, not against the protestors but against the conditions that produced the protests.

Steffens's Conclusion

When Lincoln Steffens wrote "The Shame of the Cities" in another time, he uncovered the graft and corruption of governments, but he did not blame them as much as he blamed the people themselves.

He dedicated "The Shame of the Cities"—"to the accused, to all the citizens of all the cities in the United States."

His conclusion is not wholly irrelevant today. We are still blaming the Negroes and the violence, but not the causes of the violence, which are more serious in our own time than they were in Steffens's.

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offered by Randolph, Rustin, Roy Wilkins, and others in a document called "Crisis and Commitment." Proclaiming their dedication to "the attainment of racial justice by the democratic process," denouncing both backlash and "any strategies of violence, reprisal, or vigilanteism," renewing the call for integration "in every aspect of the national life," they declared: "It should go without saying that in seeking full equality for Negroes we cannot and will not deny it to others who join our fight." And they concluded:

"Ninety years ago, this nation permitted the democratic promise of Emancipation to wither and die before a rampant reaction which condemned the Negro to segregation, disfranchisement, peonage, and death. Then, as now, the voices of temporary liberalism sounded discouragement and disillusionment with the capacity of the freedmen for full citizenship. Then, as now, the South capitalized on Northern weariness with the 'race problem' and was enabled to shut off the hope of freedom. But the 'race problem' remained, and today we are paying for yesterday's default.

"We are determined that this history shall not repeat itself and we call upon all our countrymen, black and white, of all faiths and origins, to move with us."

Will these words be heard?

THE STARVATION OF THE CITIES

by JOHN KENNETH GALBRAITH

THE LAST quarter century, I venture to think, will be known to historians as the years of the economist. And I have little doubt that the crisis of the cities is the consequence of the two great preoccupations of the members of my profession in this period. One of these has been the preoccupation with production. The other has been the preoccupation with the market. Both have induced a myopia which has kept us from seeing some very great problems which these concerns have left untouched and which in some respects they have made more acute.

I do not need to argue the depth of our preoccupation, in these last twenty-five years, with the production of goods. In a general reaction to man's ancient experience with penury and in a specific reaction to the miseries of the Thirties, we have made the increased output of goods the prime and in some measure the exclusive goal of domestic policy in the United States. None other has been deemed so important; quite a few have come to imagine that no other goal is possible.

Agreement that the main task is to increase output has united Democrats and Republicans, liberals, conservatives, and even modern conservatives. The consensus extends from the Communists to the more thoughtful branches of the John Birch Society. There has been a difference only on methods. Liberals have sought to increase production by public spending, deliberate government deficits, and tax reduction. Conservatives have not entirely abandoned their faith in balanced budgets, stern law enforcement, and measures to curb the socialist tendencies of the Supreme Court. To believe we have been doing well in these last two decades is to believe that we have had an adequate rate of economic growth. St. Peter has been asking new arrivals only what they have done to increase the Gross National Product.

Though economic growth is a condition precedent for solving most social problems, there are many it does not solve. And it creates massive new ones.

Economic growth does not provide the public services which mark our progress toward a more civilized existence and which also are made necessary by a higher level of private consumption.

Economic growth does not help those who, because of careless choice of birthplace or parents, poor early environment, absence of educational opportunity, poor health, mental retardation, racial discrimination, or old age are unable to participate fully in the economy and in its gains. On the contrary, it makes this disadvantage more visible and obscene.

And economic growth, we have learned, does not solve the problems of our environment and especially of our urban environment. On the contrary, it makes these problems infinitely more urgent.

It is imperative that we maintain a sound balance between the private and public sectors of the economy. In the years following World War II we were afflicted by the atavistic doctrine that government services are wasteful, wicked, a manifestation of individual weakness, and a menace to liberty. We have, I hope, recovered from this lapse. I am specifically encouraged by a letter from Barry Goldwater appealing for support for the purchase of some park land in Arizona. Private development was threatening a beautiful mountain —and I gather also his view. He wants the mountain to be a public park.

JOHN KENNETH GALBRAITH, a former U.S. Ambassador to India, is Paul M. Warburg professor of economics at Harvard. His books include "The Affluent Society," "American Capitalism," "The Scotch," and "The Liberal Hour." "The Starvation of the Cities" is adapted from Mr. Galbraith's recent keynote address at a conference of Urban America Inc. in Washington, D.C.

Some public services—transportation, manpower training, postal services, research and statistical facilities—must grow if private growth is to continue. Other public services—control of water and air pollution, removal of litter—must keep pace if private growth is to be tolerable. Yet others—health services, welfare services, help to the dependent—must grow if there is not to be an appalling contrast between the two—between private affluence and public squalor.

Public services, we need also to bear in mind, are progressive in their effects. Colleges and universities, public parks, good and well-paid police, good health services, good public transportation, even clean streets render their greatest service to the poor and especially to the urban poor. Those who call for curtailment in public services should never suppose they are being neutral as between the affluent and the less so. Those who are now calling, so righteously, for shelving the Great Society because of the Vietnam war are asking that the well-to-do taxpayer, whose income is at an all-time high, be protected at the expense of aid to schools in depressed areas, the Job Corps, low income housing, and youth employment. This is outrageous.

Another failure consists in the people who are left behind by economic advance. Increasing national income benefits only those who participate in the economy and thus establish a claim on the income it produces. A sizable minority cannot or do not so participate. Thus they have no share in improving well-being.

Good public services and sound environmental conditions promote such participation. Good health services increase the number of people who are physically and mentally able to participate in the economy. So does good law enforcement. So does good and well-located housing. So does effective action against racial discrimination. So does good urban transportation—as the case of Watts has made clear.

But mostly this is what a good educational system accomplishes. There is no single cure for poverty. But we should not, in our sophistication, be afraid of the obvious. President Johnson observed a year ago, "Education will not cure all the problems of a society . . . without it no cure for any problem is possible." And he was right. A community that provides really superior schools from the earliest ages and allows the pupil to go just as far at the public expense as his abilities allow will not have many people that are poor. There are few college graduates and not many high school graduates who are in the poverty brackets.

My approach, so far, to the problem of poverty is strongly traditional. We should help people to participate in the economy; we should help them to help themselves. That is good, whereas merely to help them is bad. I venture to think that the time has come to reexamine these good Calvinist tenets which also fit so well with our ideas of what saves money. We need now to consider the one prompt and effective solution for poverty, which is to provide everyone with a minimum income.

The arguments against this solution are numerous. Most of them are excuses for not thinking about anything so exceedingly plausible. It would, it is said, destroy incentives. Yet we now have a welfare system that could not be better designed to destroy incentives if we wanted it that way. We give the needy income. And we take away the income if the recipient gets the smallest job. Thus we tax the wages of the welfare recipient at rates of 100 per cent or more.

It is said this would keep people out of the labor market. But we do not want all people with inadequate income to work. In 1964, of 14.8 million children classified by the Department of Health, Education and Welfare as poor, nearly a third were in families headed by a woman. Three-fifths of the children in families headed by women were so classified. Most of these women should not be working.

Idleness we do know to be demoralizing. But even here there is a problem. Why is leisure so uniformly bad for the poor and so uniformly beneficent for the moderately well-to-do?

We can easily afford a floor income. It would cost about twenty billion dollars to bring everyone up to what the Department of HEW considers a reasonable minimum. This is a third less than the amount by which personal income rose last year. It is not so much more than we will spend next fiscal year to rescue freedom and democracy and religious liberty, as these are defined by the experts, in Vietnam. (Admittedly these problems grow more acute the farther one gets from home.) And there is no antidote for poverty that is quite so certain in its effects as the provision of income.

In recent years we have come to recognize a major defect in the fiscal system of the United States. Put briefly it is that, with economic growth and rising incomes, the Federal government, through the income and corporation tax, gets the money. The cities, on everything from traffic to air pollution, get the problems. This is more acutely the case when the effects of population growth and urbanization are added.

Various ways have been suggested in these last years for correcting this anomaly—most of them calling for subventions by the Federal government to the states and cities. The best way would be for the Federal government to assume the cost of providing a minimum income and thus to free the cities from the present burden of welfare costs. In the years of the farm crisis it did this for agriculture. In these years of the urban crisis we want a system that directs funds not by some formula to the country at large but to the points of greatest need. These are the large

Herblock in The Washington Post

"Help!"

cities. To transfer income maintenance to the Federal government—to free big city budgets of a large share of their welfare payments—would be an enormous step in exactly the right direction.

The problem of environment is surprisingly simple—and universal. It is that we have for long assumed that nearly everything must be subordinate to economic growth and that the largest possible number of problems must be left to solution by the market. Accordingly, questions of beauty, livability, even health have been of secondary importance. Cities must grow. That is economic progress. If they are ugly, that is the price of progress. If the streets are a jungle of poles, that is because people want telephones and should have them as cheaply as possible. Power lines march across the countryside. But people need power, and that too should be cheap, so instead of old-fashioned trees they have new ones of steel. A factory is not a pleasant or attractive neighbor; it smells of scorched rubber and is dirty. But people must have jobs and the community needs the payroll, and production, accordingly, should be wherever the entrepeneur thinks it will be most efficient. Highways and roadsides are made hideous by outdoor advertising and vendors of remarkably unattractive merchandise. But it is held to bring money into the community.

In each case economic goals have been accorded an implicit priority. To make matters worse, quite a few people have persuaded themselves that out of the chaos of economic motivation will come some tolerable result—some manifestation of unplanned but functional beauty.

Such a system of priorities and such wishful thinking can no longer be afforded. When people were insufficiently fed and clothed and sheltered, economics rightly enjoyed a high priority in social calculation. But as we move on to lower orders of need—the wants that can be stimulated only by singing commercials—economics loses any natural claim to priority. Other goals are rightly advanced. And there is no reason to believe that an unplanned metropolis will have any better chance of beauty than an unmade bed.

It is our common assumption that, generally speaking, the response to market incentives takes care of our needs. Somewhat exceptionally, and the modern metropolis is such an exception, we find market incentives inadequate. Here we must have planning. We must settle on goals—an overall architectural framework, a plan for streets and parks, a plan for land use, specification of needed utilities—which are part of a predetermined design. We note with some surprise that we are engaged in planning.

In fact, the modern city is one of the least planned parts of our economy. Our space voyages are planned. So are our weapons systems. So is our supersonic travel—and it is planned for us whether we want it or not. So is our telephone service. So is our automobile production. So are most of the other requisites of an industrial civilization. We have corporations large enough to embrace the tasks of planning. They assume control of the prices at which they buy and sell. And they exercise measurable influence over suppliers and customers. They do not leave things to the market; they would regard that as leaving it to chance.

The problem of the modern city is partly that the age of economics, with its preoccupation with private production, has denied it the public services it needs. It is partly that the same age, with its mistaken assumption of the rule of the market, has denied it the planning that is commonplace elsewhere in the economy.

What should we do? The successful defense and development of our urban and related living space require progress on three broad fronts.

First: We must explicitly assert the claims of the community against those of economics. I have esthetic claims especially in mind. If a structure, facility, or design is cheaper, more convenient or more efficient, it is no longer decisively in its favor. If it is ugly or otherwise offensive, it is probable that it should be rejected.

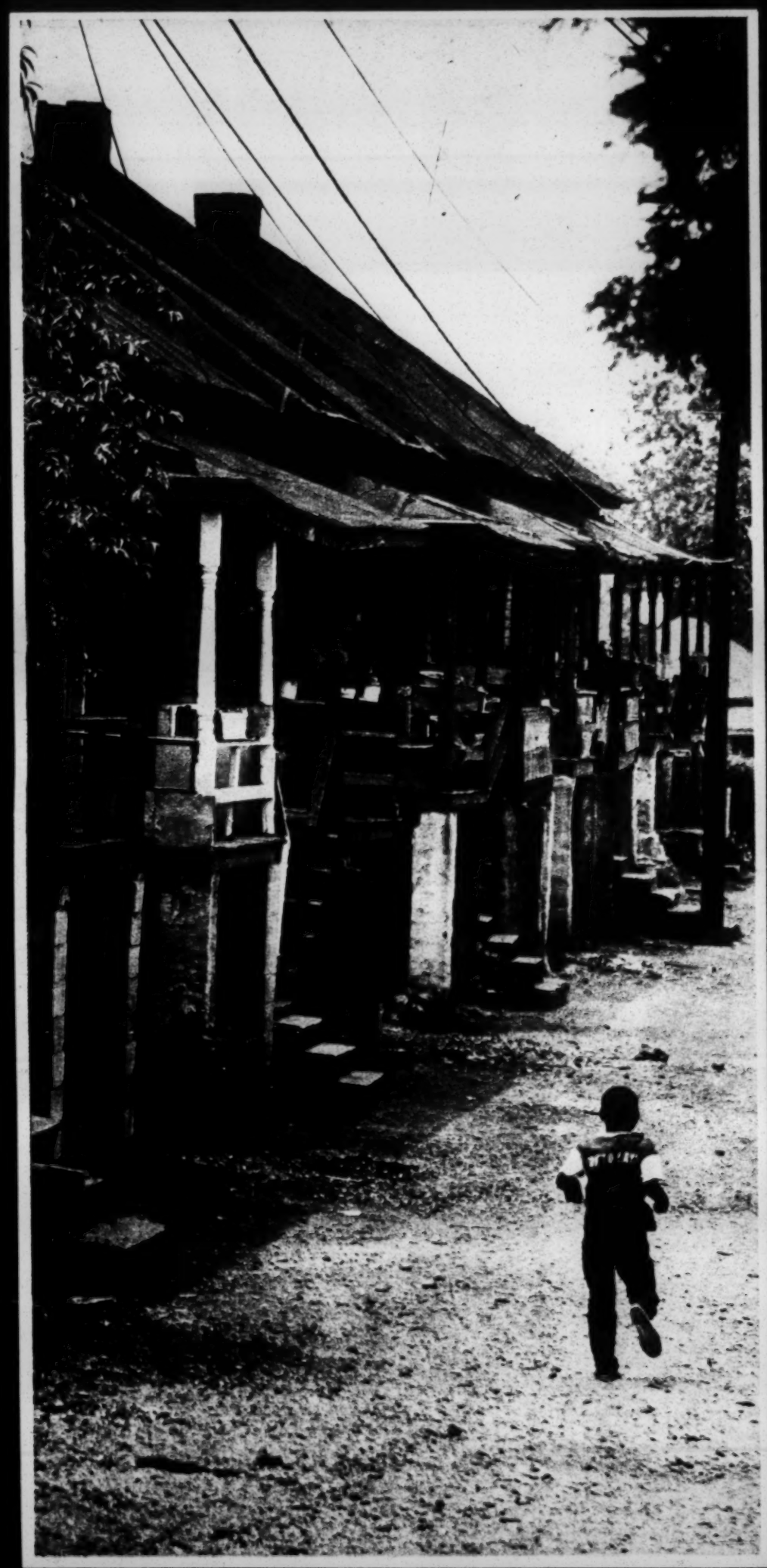
So wires and poles must go underground, although this costs more, and power and communications, as a result, will cost more. Industry should be not in the most efficient but in the most agreeable locations. Highways and streets are not primarily a business opportunity. They are primarily places for tranquil movement—and that means the streets on which one goes to where efficiency of movement is also weighed against charm. Air and water and landscape must, of course, be protected from pollution. It should not be claimed that the eventual cost of all this will be less—that it will pay in the long run. That is no longer the test. The test is what, in the end, people will enjoy most.

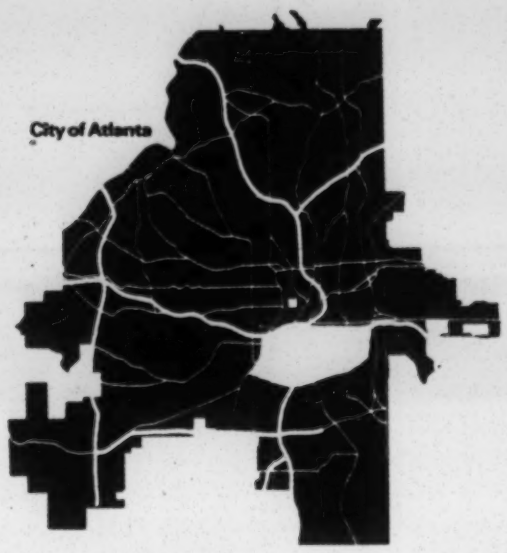
Second: Effective management of environment will require far more effective planning and control of land use. The city cannot remain in the unplanned lacunae of our society. One reason is that we cannot go on wasting space, a scarce and important asset, as at present. Even if planning and control lead to deliberation and thus to delay, we should welcome them. Once again economic priority cannot be granted.

We should not imagine that our traditional arrangements for guiding or directing land use will be sufficient for the purposes I have mentioned. Private land ownership is a natural way of according economic priority. That, generally speaking, accords the largest private return. It was also right for the stage in social development that accorded economic priority. It is not so certain that it can be accommodated to social and esthetic goals. The record of planners and zoning authorities when they come in conflict with the profit motive is not encouraging. I incline to the belief that for good urban, suburban, and adjacent land use we will need to resort increasingly to public ownership of the strategic land areas. Nor does it take a political genius to see the prospect here for some bloodletting.

Third: It must be evident from this discussion that the city or metropolis is the key unit in the management of environment. This means that city government must be stronger, by far, than in the past. This means that cities must be run by stronger, more imaginative, and, needless to say, intelligent and strictly honest men. They must have better and much better paid employes. And they will need to have much, much more money. They already have the most important tasks and the least money. This starvation cannot continue.

F / Model Cities



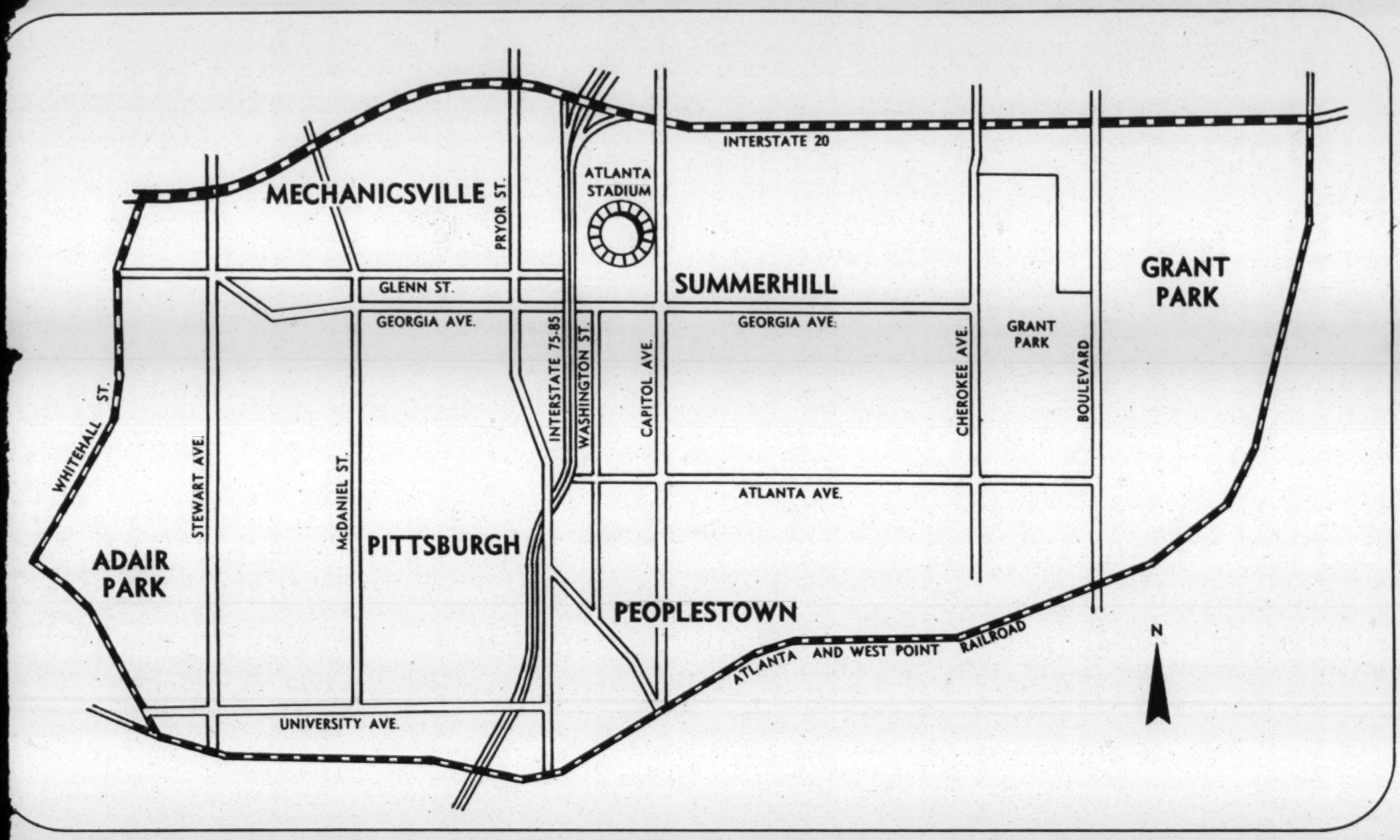


MODEL CITIES: A Program To Rescue Perishing Areas

By Margaret Shannon

If Model Cities works, it will help this boy and replace these houses.

It's taking big ideas and big money to put a new shine on a hunk of south Atlanta



Light area on small map (opposite page) shows location of Model Cities project, which covers six south Atlanta neighborhoods (above).

ONE of the biggest things going in Atlanta now is Model Cities. I spent several days recently talking with people involved in the program and reacquainting myself with the area, much of which I had covered 20 years ago as a reporter writing about white slums and disgraceful nursing homes. Atlanta is one of the first three cities in the United States to get federal funds for implementing a Model Cities plan, and I wanted to find out what gives in this costly, creative undertaking.

Model Cities (a singular phrase through usage) takes in five square miles of Southside Atlanta. Four of the six neighborhoods included are almost pure black and two almost lily-white. Seventy per cent of the 48,000 residents are Negroes. The program is supposed to revamp the area, where 72 per cent of the housing is substandard, and to remake the lives of its people, 45 per cent of whom have a family income of less than $3,000 a year.

The idea is to rescue the perishing area and its residents from urban blight before it is too late. It may be too late already, but Lewis Peters, chairman of the Model Cities Mass Convention, told me, "We've got to provide for my grandchildren and my grandchildren's grandchildren if we can get them out of this slums some kind of way." He has 13 grandchildren.

Peters is a lay leader in Calvary Temple Baptist Church and likes to be addressed as Deacon Peters in deference to his church title. He likes it so much that many official Model Cities records list him as Deacon Lewis Peters.

The deacon's trademarks are a salt-and-pepper mustache that stands out against his walnut-hued skin and a jaunty little straw hat that perches atop his head outdoors and in, even as he sits behind his desk in the Sum-Mec EOA center. He rates an office there because he is chairman of the neighborhood advisory committee for Economic Opportunity Atlanta, the city's anti-poverty agency. The office is a windowless cubbyhole with paperboard walls, and, surprisingly, the plastic nameplate on his desk does not carry his church title.

I'VE long had a theory that the highly sophisticated and the educationally disadvantaged (Peters considers himself in this category) make the best use of the English language and the rest of us muddle along in very humdrum fashion. So I was disappointed during my Model Cities excursions that both the sophisticated and the disadvantaged involved *(Continued on Next Page)*

in one of the most daring urban experiments of our time—and both are involved—tended to discuss it in pompous bureaucratic and sociological gobbledygook.

Input. Socioeconomic profile. Interrelatedness. Institutional delivery system. Ongoing programs. The broader community.

Lewis Peters, who sits up some nights till 2:30 reading documents and then goes to work in a bakery at 5 a.m., talked of "revolutions" (resolutions) and "opponents" (components), when surely if he would just resort to the everyday language of a lifetime resident of Mechanicsville, which he is, he could make Model Cities come alive. Occasionally, when he lapsed into his native tongue, it was beautiful.

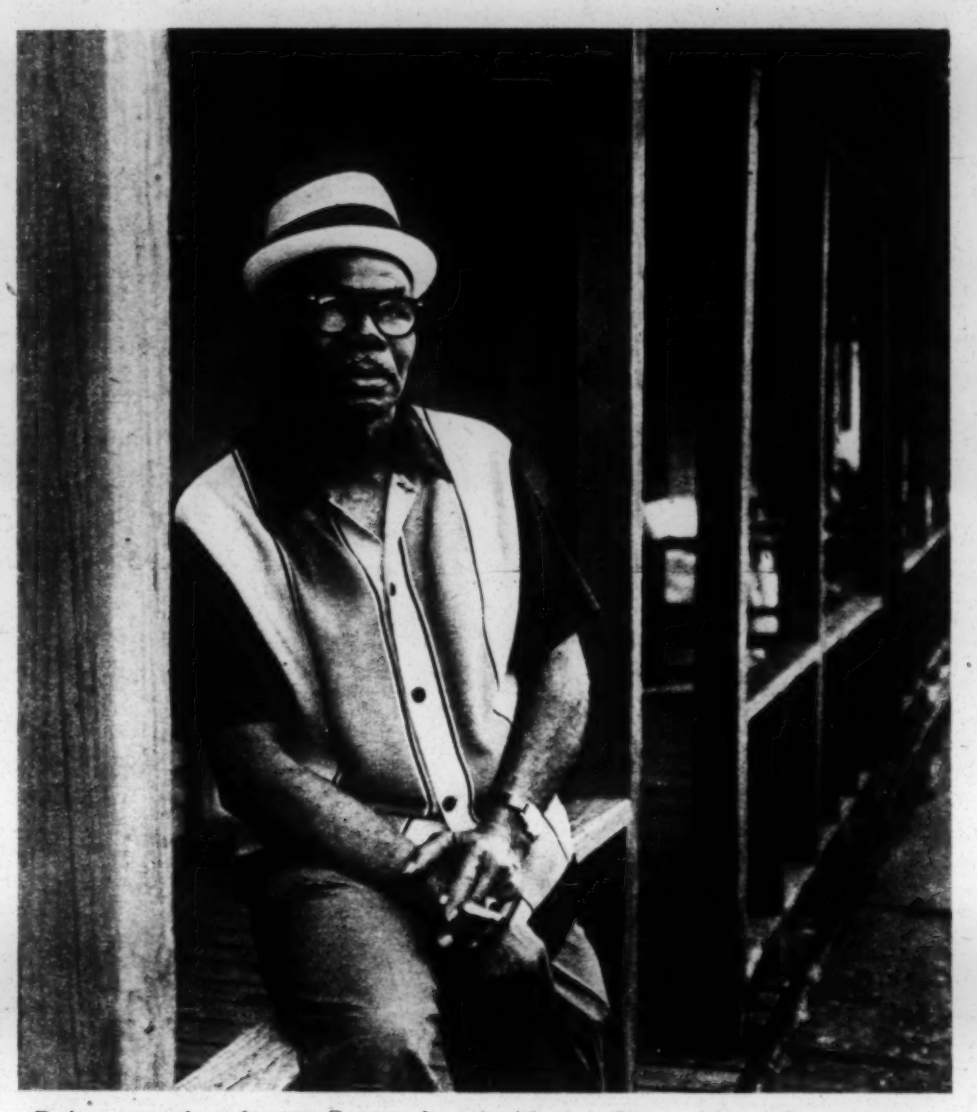
MODEL Cities can be beautiful. Really exciting. It takes in one-tenth of Atlanta's population, and what happens there affects the whole city, even though the other nine-tenths may not know or care much about what's going on in this roughly rectangular 3,000 acres on the south side of town. Some of the nine-tenths do have a passing acquaintance with the area, however, because they pass through it on their way to Atlanta Stadium.

Many of the slum houses I wrote about 20 years ago are gone, razed in the Rawson-Washington urban renewal project, which provided the site for Atlanta Stadium. But the more things have changed, the more they stayed the same, except that from the rickety back stoop of a rickety house in Mechanicsville or from a vacant lot in Summerhill strewn with watermelon rinds, beer cans and other refuse of simple pleasures, you see the fine new stadium in all its pristine splendor instead of the old houses of Rawson-Washington.

The stadium is a magnificent tribute to Atlanta's ability to obliterate slums simply by wiping them off the face of the earth and spending $18 million to replace them with a spectacular structure dedicated to fun and games. In Mechanicsville, Summerhill, Pittsburgh, Peoplestown, Grant Park and Adair Park, the city's ability is being put to a tougher test. These neighborhoods comprise the Model Cities area, and in the next 12 months, first year of action after two years of planning, 39 public and private agencies, organizations and firms are going to try to spend $28 million there.

"At times we refer to it as Georgia's seventh largest city," Jim Shimkus, Model Cities social planning director, told me.

Model Cities is a marvelous crusade to its advocates, a monster example of government meddling to its detractors and, in anybody's book, a big operation. In May, Atlanta received a grant of $7.2 million from the U.S. Department of Housing and Urban Development (HUD) for this first year of implementing the program. This is a lot of cash, but what makes the operation so big is the money that other agencies are going to spend there, too.



Bakery worker Lewis Peters heads Model Cities Mass Convention, which gives residents of area a say-so in what is done there.

Model Cities plan will cost $28 million during first year

(Continued From Page 7)

The U.S. Health, Education and Welfare Department has obligated $1.2 million; the Labor Department, $3.1 million; HUD, $8 million besides the Model Cities grant, and the Office of Economic Opportunity, $3.1 million. Other city, county, state, federal and private agency expenditures will go to make up the $28 million total.

At one point a few months ago city officials—elected ones who have ultimate control over and responsibility for the program—seemed skeptical that so much money could be spent effectively and efficiently in so small an area in so short a time. Johnny C. Johnson, Model Cities executive director, says it can be done, though, because it's being spent through existing agencies for the most part.

"You give the Board of Education $2.3 million additional and they don't have any problem spending it," Johnson said. "If we had to set up machinery for 39 new agencies, it would be totally impossible." The first-year program involves 160 projects, 80 contracts and goodness only knows how many subcontracts. The Model Cities agency itself doesn't carry out projects; it plans and coordinates them.

Johnny Johnson is a 42-year-old Negro, a former real estate man, who was a housing and social planner on the City Planning Department staff when named to the Model Cities post in January 1968. Because EOA has a white director, it seemed both wise and fair to give the Model Cities job to a black and a deliberate policy decision was made to do so.

ONE objection that some residents have raised is that Johnson does not live in the Model Cities area and that most of the top members of the staff he assembled don't, either. His answer is that he had to have specialists and had to get them where he could and that area residents are being employed and trained in increasing numbers.

I can see why Model Cities needs specialists. An HUD document that Lewis Peters probably read one of those nights when he stayed up late says: "Innovative in thrust and comprehensive in scope, the Model Cities program was designed to encourage participating cities to develop a concerted attack on social and economic problems as well as physical decay."

Atlanta's concerted attack is directed at housing, transportation, education, employment, social and welfare services, recreation, culture and health, all of which seem to call for experts. Lewis Peters and other citizens come under the heading of resident involvement, and there is a staff specialist for that, too.

"The program is more socially oriented than it is physically oriented," Johnny Johnson explained to me. "It's an effort to undertake both of these approaches at the same time. You can build beautiful buildings, but unless you restructure the lives of the disadvantaged, you simply put them into a beautiful box with the same old habits and problems. This imprisonment makes it difficult for them to break out into what is traditionally thought of as a normal living pattern."

The living pattern already there varies widely in the Model Cities area, which is bounded on the north by I-20, on the west by West Whitehall and Lee Streets and on the south and east by the A.&W.P. Adair Park is on the western boundary, Grant Park on the eastern and the other neighborhoods in between.

GRANT Park and Adair Park are not only predominantly white, but also heavily white supremacist, especially Adair Park. Two longtime Ku Klux Klan leaders, J. D. Newberry and Calvin Craig, are Adair Park's chairman and vice chairman in the Model Cities organization. Craig, grand dragon of the Klan in Georgia for several years, quit the KKK not long ago. Newberry begs off of talking about his current Klan status.

The two white neighborhoods aren't ghettos like some of the other neighborhoods. In Adair Park, people are mainly lower-middle-income and middle-income homeowners. But HUD has a formula for involvement of 10 per cent of a city's population, and, in Johnson's words, "it boiled down to the point where it was absolutely necessary to get Grant and Adair Park."

"Also," he continued, "the EOA operation did not take in those communities, and it was important for Model Cities to have a representative number of whites included that were not poor to the same degree. If we had been restricted to blacks, we would have had this natural identification with Model Cities being another poverty program."

"We didn't want it, but they took us in anyway so we decided we might as well get as much as we could out of it," Adair Park's Chairman Newberry told me. "But so far we haven't been able to get anything out of it. I can't see where it'll help our neighborhood a bit in the world. They're actually going to hurt people. Put them in debt again.

"They've got their homes paid for, most of them, and they're livable, but they need fixing up. It's a known fact that if you make less than $3,000 a year, they'll give you $3,000. But suppose your house takes $7,000 or $8,000 to repair like they want it. Then you've got to borrow the balance, see. I think it's wonderful for those people over there that don't have anything at all, but we don't have too many like that."

The emphasis in Adair Park is on rehabilitation of homes rather than clear-

ance. Atlanta Housing Authority inspectors already are at work there and elsewhere in Model Cities. Newberry is in the heating and air-conditioning business. "I think there's gonna be a lot of money gotten by with in this deal," he said, and then told about a meeting at which housing authority people talked with prospective contractors about rehabilitation jobs.

"I don't care anything about getting rich, but I saw a chance," Newberry said. "They offered me 10 houses just to supervise and pay me $1,000 a house. In 30 days' time I can remodel any 10 houses I want to, and that's $10,000 in my pocket—just like that." But he says he turned the offer down.

Model Cities officials concede that so far, despite the program's grand design for remaking people as well as their surroundings, the people stubbornly remain more interested in housing than anything else. In fact, at an early stage citizen alarm about the possibility of being displaced—that is, rooted out of house and home—forced officials into a commitment to minimize clearance and emphasize repair of substandard property.

Jim Wright, director of physical development, said socioeconomic profiles of residents were made to determine their needs. One surprise has been that the people and the profiles don't always say the same thing.

For example, the demand for one-bedroom dwelling units has turned out to be somewhat greater than calculated. Ten people living in one small house might want two or three houses or apartments instead of simply one bigger house. "A family may have relatives, friends or boarders living with them now, but they'd rather split up if the housing is available," Wright said. Wright is white — an immaculate man with dark red hair and a clear desk.

HOME ownership in the Model Cities area runs about 30 per cent. Since the average runs much higher in Grant Park and Adair Park, absentee ownership is tremendous in the other neighborhoods. This does not seem to mean, however, that people who live in rented houses in Pittsburgh, Peoplestown, Mechanicsville and Summerhill had rather live somewhere else. Nor does it mean that every homeowner in a deteriorating section wants to pick up and move.

Mrs. Martha Weems, Peoplestown member of the Model Cities Executive Board, talks eloquently about what her neighborhood means to her. "I've lived there since I was 2 years old," she told me one day at the Atlanta Southside Comprehensive Health Center, where she works. "When I married, I moved around the corner from my parents. My husband is retired from the federal government, and I have three sons in the service and a married daughter.

"Even though an area might be classified as a ghetto, all residents do not let their homes go down. I happen to be on a hill, and I can sit in my dining room and see the whole skyline downtown. And I don't care how hot it is, I get a breeze there on my hill all the time. It's my little heaven."

Property decay and human misery are epidemic in ghetto neighborhoods in sight of Atlanta Stadium (top picture).

A federal requirement that residents have a meaningful say-so in what is done has put a brake on multifamily housing proposals. "When the planners got through, they had too many high densities going up and the residents really didn't like this," Lewis Peters said. "So they sat down and drew up a resolution. They said they want more low densities and ask for more land made available for homeowners, and this happened."

"We aren't fooled—we know this is some of the most valuable property in the city," Mrs. Weems said. "The sad part is it's right around an $18 million stadium, and if the planners and city fathers aren't careful, they're going to rebuild with another slum."

ATLANTA'S Model Cities application went to Washington in March 1967 after a crash drive to put it together, bossed by Dan Sweat, city director of government liaison, under orders from Mayor Ivan Allen Jr. to make Atlanta the first city in the country to be accepted for the program. HUD approved the application eight months later, and the next month Johnny Johnson began hiring a core staff of professionals. At that point, Atlanta got only planning money.

I interviewed Johnson not long ago at Model Cities headquarters on Georgia Avenue, a squat building that to the architecturally unschooled has an orange-crate look, but is actually the latest thing in prefabs. I asked him about how he assembled the core staff.

"We wanted people with a rather good academic background in broad areas, and who were looking for a challenge," he replied. "Somebody not bogged down in traditional institutional approaches, who had a natural inquisitiveness that would allow them to seek out new ways. I think we got pretty much what we were looking for."

There had been some grumbling that no residents of the area were involved during the Sweat period, so it is easy to understand why the first staff member was a director of community affairs—meaning, in large measure, people involvement. The position was given to Mrs. Xernona Clayton, who was working for the American Friends Service Committee here.

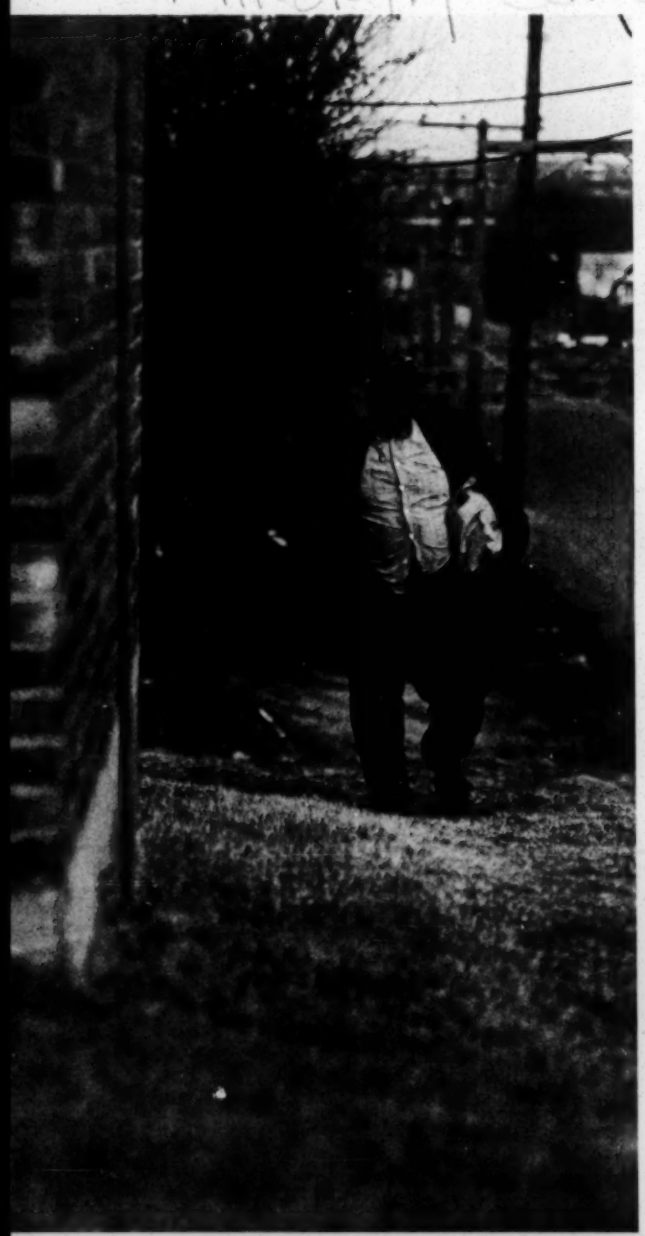
MRS. Clayton is a petite, vibrant woman who has since become a local television personality. She has an every-other-Sunday panel-format talk show on WAGA. She is a former model, and when I interviewed her, she was wearing a red-and-white coatdress, horizontally striped. The next morning when I went back to Model Cities headquarters to interview someone else, I saw her in the parking lot. She had on a pink dress with a short, flared skirt and wore cerise wrist-length gloves. She looked great.

In the interview I asked about how she went about getting residents of the area involved. "Basically there were people who came out of fear," she said. "They came to find out what Model

(Continued on Page 27)

Shabby buildings line Boley's main street. Population dwindled from 4,000 in 1900 to 600.

Minority Communities



Head bowed, an older man walks alone. Most young people have left Boley.

Cities

New chance for a black town

Poverty and decay were destroying Boley, a Negro town in Oklahoma. Its new industry may save it

Boley, Okla., is only a speck in the barren, 100-mi. wasteland stretching between Oklahoma City and Tulsa. With a median income of $1,300, it is one of the poorest towns in the most poverty-stricken section of the state. Its shabby buildings reflect only a glimmer of its once flourishing past: In the late 19th century, the men who built Boley found prosperity in farming and in laying railroad track. But railroad construction moved elsewhere, the Depression caught up with farming, and Boley began to die.

The story is typical of many declining rural communities, but Boley is different in one important way. It is an all-Negro town, one of a dozen or so that dot the U.S. landscape, mostly below the Mason-Dixon Line.

Until very recently, most of these all-black towns suffered from similar hardships: unresponsive state governments, a distant federal establishment, and a relentless exodus of their young people to jobs in urban centers when farming and other work dried up at home. But today, Boley and a few other black communities, perhaps for the first time in many years of poverty and decay, can see the future looking up.

The breaks. For one thing, recent studies indicate that migration of Southern rural Negroes to industrial cities has levelled off. For another, Washington—in particular, the Housing & Urban Development Dept.—has been providing small towns with more help, such as water and sewer grants, public facility loans, urban planning assistance, public works planning advances, and housing aid.

In recent months, Boley has had something else going for it. Industry is beginning to move in. Boley's 600 residents (down from a peak of 4,000 in 1900) are responding with cautious optimism.

It is industry on a small scale, the result of a local citizen's inventiveness. But it is broadening the town's minuscule tax base, creating cash flow to stimulate service businesses, and, most importantly, providing jobs. "A shining example of what can be done by a town and private capital in a joint effort," glowed Robert Brown, a special assistant to President Nixon, on a recent visit to Boley. "We hope to see a good many more Boleys around the country before long."

An invention. So far, the main effort has been made by the Lees of Boley and by Bonanza International, Inc., a national steakhouse chain.

About 10 years ago, Maurice W. Lee, Sr., who operated a now-defunct bank, began tinkering with a process to improve the flavor of barbecued meat. His idea was to build the heating element of an electric skillet into the base of a pressure cooker, which could be filled with hickory chips and beef, pork, chicken, or shrimp. The result: a barbecue unit that, according to Lee, eliminates the air pollution of pit methods, reduces cooking time, and

imparts tastiness with less meat shrinkage.

Lee found it hard to market his cooker to individual restaurants. In fact, nothing much was happening until his two college-educated sons came home from jobs in other cities. Forrest Lee, 31, and Maurice W. Lee, Jr., 37, decided to sell their father's product—they called it Smokaroma—to chains. Then, suddenly, a lot of people got interested. "At the last," says Maurice Lee, Jr., "we were negotiating with three large companies."

One of them, Bonanza International, asked for a demonstration. The Lees obliged at a board meeting in the company's Dallas headquarters. Smokaroma was an instant success, and Bonanza President Charles C. Green offered to buy exclusive rights to the cooker for a new restaurant chain, Hickory Fare.

The Lees were reluctant to close the deal—other companies were interested—and, after protracted negotiations, Green lost patience. But Sam E. Wyly, whose fast-growing University Computing Co. bought Bonanza last year (and who has set up a foundation to finance minority businesses), sent Green back to Boley for another try. Finally the deal went through.

The terms: Bonanza bought the Lee company and the Smokaroma patents for $15,000 in cash, assumption of company liabilities, 5,000 Bonanza shares, and stock options. The Lees tacked on one proviso: The operation must stay in Boley, even though Bonanza wanted to shift it to Dallas. "They were adamant," says Green. "The Lees were determined to bring the opportunities to Boley, and they did."

Turnaround. What they brought doesn't look like much—at least, not yet. Each Hickory Fare restaurant will have three or four ovens, so production of Smokaroma cookers should reach 250 annually by the end of the year. But, says Forrest Lee, the company can handle that volume with its present production force of 10 men (average pay, $5,000 a year).

Lee's men work in a red brick building that has a bombed-out look. And this is the only industry that's actually in Boley right now. But Bonanza has bigger plans for the town. The 63 Hickory Fare restaurants and 28 Bonanza steakhouses to be built this year need furniture, and the Lees are going to provide it. A first group of 14 employees has learned furniture-making and upholstering, in courses provided by two state agencies, and has gone to work in a factory rented temporarily by Bonanza in nearby Okema. Meanwhile, at Boley, a furniture factory is being built by the Okfuskee County Industrial Foundation, using a $150,000 industrial bond issue and a federal grant to pay for water and sewer lines to the site. When the factory is completed, Bonanza will lease it.

Based solely on the prospects for cookers and furniture, industrial employment in Boley should expand to about 80 jobs in the next five years. And Bonanza has still other plans. It expects to break ground later this year or next for another plant to make Hickory Fare barbecue sauce. Meantime, University Computing is considering Boley as a site for making frames for new UCC computer terminals.

Investor Maurice Lee, Sr., sparked development of town's new industry.

His product, the Smokaroma barbecue oven, is made at his small Boley plant.

Take-off. Like Boley, other black communities are getting a small taste of the good life lately—most often because of federal help or developing industry. Hobson City, Ala., for instance, soon will complete 60 units of low-income housing. The housing authority that will operate the project may be the only one in the United States run entirely by blacks, for blacks.

Another of the town's federally financed projects is an $81,000 water facility, to be completed later this year. Currently, Hobson City buys its water from nearby Anniston. But, says Mayor J. R. Striplin, "we decided, why line their pockets when ours are bare?"

And local black contractors are putting finishing touches on a $91,000 community center, made possible by a HUD grant.

Hobson City began walking the recovery road five years ago—after 65 years of abject poverty (it was disannexed by Oxford, Ala., in 1899, then incorporated under its present name by its black residents). In 1964, Striplin persuaded a textile firm to locate a small mill in the town. Fully air conditioned, the mill employs 60 people and plans to expand.

Striplin believes the outlook for Hobson City is bright. Population has increased from 700 in 1961 to 1,500 this year, its most serious crime in 1968 was drunken driving, and the average family income is about $3,500—high compared with Boley's and the average of other all-black towns, particularly in the South. But Hobson City must depend almost exclusively on its mayor's ability to lure industry and on federal largesse, since its relationship with the state government is practically nonexistent. Except for some money it received several years back to repave its main road, the community has been all but ignored by Montgomery. Striplin claims the state even refuses to put up a sign on the main highway nearby—it runs between Atlanta and Birmingham—pointing the way to his community. Says Councilman Robert Conley: "It seems that every other town in Alabama—and there are smaller ones—has a sign. But we can't get one."

Happy few. Howardville, in the Missouri bootheel that juts into Arkansas, is improving, too—after years of coping with the disaster that struck when King Cotton abdicated as the region's major employer. Mayor Travis Howard, who founded the community, says its population has increased from 190 in 1960 to about 800 this year, a nearby aluminum smelting mill and adjacent power plant will provide 3,000 jobs when completed. But, like other all-black towns, Howardville receives practically no state aid—ironic, since the town developed originally as the site of a state trade school for displaced agricultural workers. The state legislature, however, never approved the school.

Despite evidence of revitalization in Howardville, Hobson City, and Boley, most all-Negro towns still are in sorry shape. And not all of them are in the South. Kinloch, Mo., for instance, in the heart of affluent St. Louis county, has a population of 8,000 and no industry at all. It has the highest school tax rate in the state, but still cannot produce enough revenue to run a decent school system. Its tax base, in fact, is barely discernible—$170,000 last year, and that was aided by $40,000 from a new countywide cigarette tax. Even its main road gets no maintenance help from the county. Mayor Robert P. Metcalf sums up the position of most all-black towns: "We have survival money, but nothing discretionary." **End**

Art Campbell

MODAL CITIES

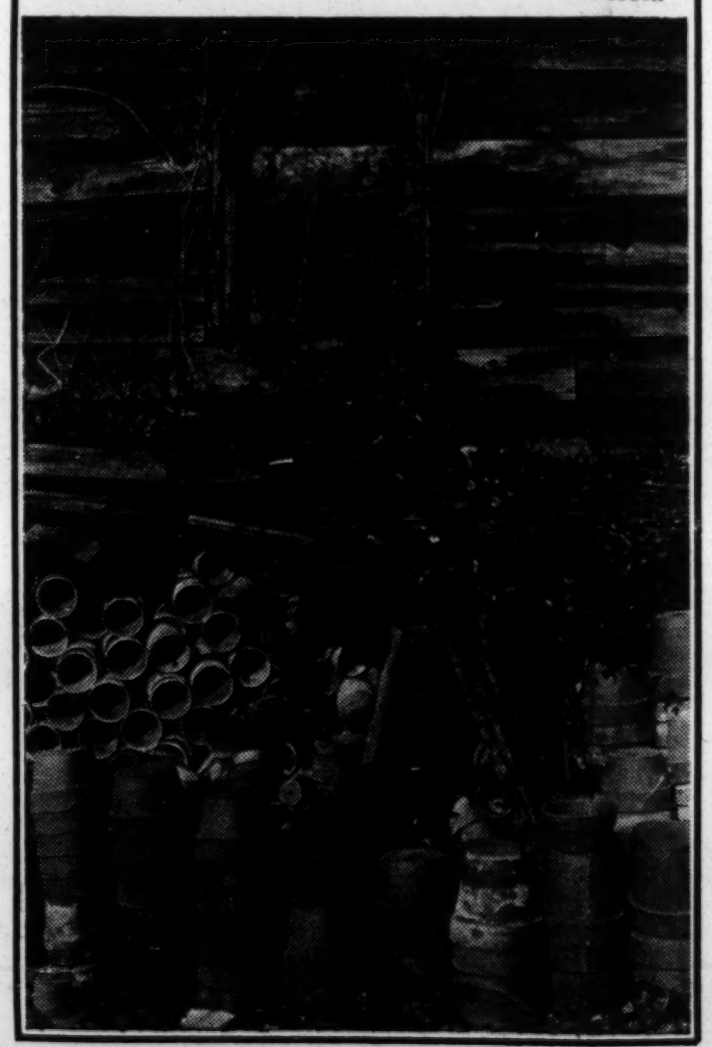
In most elections, whether national, state, or city, poor people don't vote. The surface reason may be failure to register, failure to reach the polling place, lack of knowledge about the election. But most poor people don't vote—because they don't expect to be represented anyway.

Even in their "own" elections, those for board members, advisory councils and such in the "poverty" programs, it seems, there is manipulation that distorts the community voice.

Atlanta's Model Cities project was cited by *The New York Times* as particularly "successful" last month because it has not been wracked by militant demands for community control as in other cities. In Model Cities elections recently, it became clear that instead of any measure of community control, the elections, representation and other types of so-called "participation" have been used to control the community, creating resentments between residents, dividing the population instead of bringing them together to build a local power base.

A vocal spokeswoman for dissenting residents has been Mrs. Ethel Mae Matthews, president of the local chapter of the National Welfare Rights Organization and resident of Peoplestown, one of five Model Cities communities. In meetings last month she led attempts to gain adequate voice for youth in Model Cities. Young men and women, members of the Peoplestown Youth Club were denied the right to vote in Model Cities

—bill fibben



elections by administrator Lyle Scott, although no Model Cities by-laws existed to prevent their casting ballots.

Mrs. Matthews also led protests that residents were not properly notified about elections, that the re-election of the same board members for 1970 happened because residents were not properly notified about elections and election procedure. At the Peoplestown election, only 40 or 6,000 residents were present.

After a series of board meetings, grievance sessions and caucuses, Model Cities director Johnny Johnson voided the election of Peoplestown representatives. A new election is planned for later this month.

The mishandling of these Model Cities elections, more than anything else, demonstrated that the program's administration took no particular care to see that the elections provided any real sense of participation for the residents.

Another major problem in the elections is that local residents now serving on the administrative staff are allowed to serve as community representatives. To many other residents, such Model Cities employees cannot possibly "represent" the community any more than management can represent labor.

Gene Fergerson, who has worked in Peoplestown most of his life, reported that residents in Mechanicsville and Grant Park have also joined the protests about lack of community voice in the programs.

Since its creation in 1967, the Model Cities program has been changed from a plan to develop a small number of "urban showcases" to a handy administrative device to smooth over the top-down control over federal urban services such as employment aid, housing construction, urban renewal. The original bill vaguely called for "widespread community participation," but Tricky Dick quickly saw to it that "final control and responsibility" for all that federal money be kept safely in hand by the mayors.

Thus trump card in Model Cities, like all federal poverty programs, is held firmly by the power establishment. Consequently even if the election frauds in Model Cities communities here are corrected, poor communities will still "control" only what city hall wants them to. And city hall traditionally does not challenge business to make way for low-income constituents.

Atlanta Model Cities residents have seen implementation of a local ten-cent bus service that goes nowhere and helps only a few; the construction of a huge complex of fancy offices for the administrators; and jobs for residents with the Model Cities agencies resulting in their support for the bureaucrats—against the community.

As the business moguls continue to breeze in and out of the fancy Model Cities offices, keeping track of how that choice close-to-town area can be put to "profitable" use, the residents have increasingly less reason to bother casting a powerless ballot.

—maude

Jan-Feb 1970

MODEL CITIES

MODEL FOR FAILURE

BY DAVID STOLOFF

The most depressing places in urban America today are not the slums but the offices of Model Cities agencies. Some give the impression of frenzied purposeful activity, with people busily preparing documents and holding high level meetings. Others are almost quiescent and one wonders about the seeming waste of public money. The Model Cities agencies are engaged in a job of planning and program development that is bound to fail. In dozens of cities around the country, Model Cities programs are being prepared for federal approval—but not one program is likely to have any significant impact on the physical, social or economic problems of poor neighborhoods.

As an active participant in planning a variety of Model Cities and Community Action projects, I have seen early high hopes give way to disillusionment and cynicism. Many residents and community leaders—people who will be most directly affected by the Model Cities programs—no longer expect any dramatic changes.

Model Cities will fail for several interrelated reasons—none of which has much to do with the fact that inadequate funds were appropriated and that the Nixon Administration has further reduced the available funds. It will fail because:

1) like the Urban Renewal program, it is based on false and irrelevant diagnoses of the problems of poor neighborhoods, and proposes to treat symptoms rather than underlying causes;
2) while the program promises substantial citizen participation and control, it will undermine existing community organizations and leave communities more powerless than before; and
3) it depends upon an unworkable notion that competing and unsympathetic municipal bureaucracies will be able to provide better services through cooperation and coordination.

These points can be best illustrated by a close look at one Model Cities neighborhood, the East New York section of Brooklyn. Over the past several years, I have participated in the planning of the East New York antipoverty and the Vest Pocket Housing programs which proceeded the Model Cities Program. An advantage of examining this slum neighborhood is that it is farther advanced in the Model Cities program than other areas; the City of New York initiated the program nearly a year before the first federal planning grants were made. Familiarity with programs in other cities indicates that the situation in East New York is quite typical.

Problems versus solutions

Implicit in the Model Cities approach are some very simple-minded notions about how to deal with urban problems: rehabilitation and new construction are the answer to physical deterioration; more educational, medical or other social services are the answer to social problems; more training and jobs will do away with un- and underemployment; and, enticements to private investors will make up for the lack of capital investment.

While this may seem very straightforward, it ignores the *causes* of inner-city deterioration, social neglect, unemployment and lack of private investment, and thus avoids the necessity for dealing with them.

In East New York, for instance, Model Cities proposes to replace deteriorated housing without intervening in the social and economic processes that continue to destroy the housing stock, and these processes are operative in practically every Model Neighborhood in the country. Until the early 1960s in East New York, housing was basically sound. Rapid deterioration began as housing demand declined among the aging white population whose children were finding improved housing in nearby suburbs. At the same time, there was a tremendous upsurge in demand for housing among poor and working class Negroes and Puerto Ricans. Landlords and homeowners panicked or attempted to exploit Negro and Puerto Rican families desperate for housing. Blockbusting, rent gouging, inflated sales prices, withdrawal of maintenance services, and phony sales contracts became and continue as common practice.

The Model Cities program won't stop any of these practices—it will squander its limited housing funds paying inflated

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Mr. Stoloff is a planning and housing consultant whose recent experience has included intensive work on planning programs in East New York. He has served as National Coordinator for the organization Planners for Equal Opportunity.

prices for properties that have been totally destroyed by over-exploitation. Slum speculators, many of whom learned their trade by outguessing urban renewal administrators, take their profits and invest in buildings that are likely to be purchased in the next round of slum clearance. As long as such payoffs are permitted, there isn't enough money in the entire HUD budget to buy the slum housing in East New York, much less the slum housing of urban America.

The unemployment problems of East New York are to be attacked through Model Cities by instituting job training programs and attempting to bring new industry into a nearby industrial town. However, any sophisticated analysis of industrial trends in the New York Metropolitan Region, or in any other metropolitan area, would show that such programs run counter to basic economic development trends. Most new and expanding industry is interested in the cheaper suburban sites with access to the interstate highway system. Industries likely to remain in East New York are those that have an extremely localized market, are undercapitalized, or for other reasons have limited potential for providing a substantial number of well-paying jobs.

The education, health, recreation, and other social service problems of East New York are ostensibly to be solved by building more schools, health centers, day care centers, recreation facilities and the like. However, little will be done to change the ways in which services are provided in these facilities. Since one of the basic causes of inadequate social services in poor neighborhoods around the country is the fact that they are designed and operated by insensitive bureaucracies as if to serve people with middle-class tastes and aspirations, there is little reason to expect the Model Cities solutions to bring about much improvement.

The lack of private capital willing to invest in housing and other construction in Model Cities neighborhoods is a problem that the Model Cities planners have not begun to fathom. Since Model Cities does not possess the resources to guarantee profits or reduce risks to levels found in suburbs and high-income areas, it cannot hope to entice private investment in any substantial amounts. Yet, without such investments, the $100 per capita to be spent by Model Cities in most areas will not have the essential multiplier effect that was the saving grace of some of the more successful urban renewal projects. The money spent by Model Cities will not generate other private investment or expenditures but will be absorbed by the impoverished local economy with no visible effect.

Model Cities is supposed to ". . . provide a meaningful role in policy-making to area residents . . ."; however, in New York, Pittsburgh, Chicago, Philadelphia and probably in many other Model Cities areas, it is actually providing a reduced role for citizen organizations that have long been struggling to strengthen their communities.

Over the past several years, the New York City administration has behaved like a capricious parent, first granting substantial power to community groups, then taking it back. In part, this has been due to regressive Congressional actions requiring cities to take back control of antipoverty funds from citizen-controlled Community Action agencies. In part, it has been due to the city administration's ignorance of the social dynamics of poor neighborhoods. Regardless of intent, the effect has been to foster unnecessary and destructive confusion, animosity and competition within many communities. East New York is a clear case in point.

Confusion by committee

After the 1966 riots in East New York, the Council for a Better East New York (CBENY) was recognized as the most viable and representative community organization. That summer, most of the area's antipoverty funds were given to CBENY to initiate recreation, education, health and other programs. CBENY opened several storefront centers and engaged hundreds of youths in a variety of activities. The mood on the streets of East New York seemed to change and many residents felt that at last conditions were beginning to improve.

However, later that year, the city reversed itself and decided to impose an independent antipoverty organization on East New York, as part of a city-wide reorganization plan. CBENY and the other groups became "delegate" agencies of the new organization, called the East New York Community Corporation, and were allowed to continue a portion of their programs. However, CBENY lost fiscal control and lost its role as the planning agency responsible for developing a community-wide attack on poverty and other community problems. This shift in responsibilities, plus the questionable election procedures by which the Community Corporation was formed, generated distrust and hostility among many community leaders who had been actively engaged in planning for neighborhood programs. The Community Corporation itself became simply a funding agency that mediates among the various organizations seeking to operate social service programs.

Compounding this community organization error, the city administration initiated the Vest Pocket Housing and Rehabilitation Program late in 1966 without consulting or involving either CBENY or the Community Corporation. This program was one of four such efforts initiated in communities that were to become Model Cities neighborhoods. Each was allocated funds to begin planning and building "Phase I" of the Model Cities program, thus giving the city a head start before federal planning funds actually became available. To plan this program, an entirely new organization was established—the East New York Housing and Urban Planning Committee—and various organizations were invited to send representatives. The city administration was to be in charge of carrying out those portions of the plan of which it approved. CBENY chose to participate in the planning effort, but the Community Corporation remained aloof. Those taking part in the Housing and Urban Planning Committee overcame their initial distrust and were able to recapture some of the pride of involvement in community progress enjoyed earlier by members of CBENY. This committee worked long and hard to develop, with community approval, a truly innovative and sensitive plan.

But this effort too was short lived. Last year, the city established still another administrative structure for planning and operating community betterment programs in East New York—the Central Brooklyn Model Cities Agency. And this was not only set up without consulting or involving the community corporations (there are three in the territory designated as Central Brooklyn) or the Housing and Urban Planning Committee—it was also to be a superior agency to them. Model Cities Committees were elected at hastily convened public meetings in East New York, Brownsville and Bedford-Stuyvesant. A Model Cities director was selected and immediately began operating the Central Brooklyn Model Cities Agency—which turned out to be a city agency operating under the jurisdiction of a special city administration created to oversee Model Cities staff in several sections of the city. The Model Cities Committee, which supposedly has program approval powers, is used by the Model Cities director more as an advisory body.

Dissipated powers

This agency was given the responsibility for the execution of a Phase I program as well as all future Model Cities planning and action phases. In East New York, the Housing and Urban Planning Committee members were understandably upset at the cavalier manner in which they had been treated; nonetheless, the Committee managed to retain the right to review changes in the Phase I program, and several participants were elected to the Model Cities Committee where they continue to function in reduced roles.

Much has been lost in the way of community spirit and cohesion. Participants are fully aware that they have much less influence than before—especially since the Model Cities director is unresponsive to their requests for information and organizational services. East New York participants feel with some justification that the Committees of Brownsville and Bedford-Stuyvesant are better organized and will receive the lion's share of Model Cities money. Puerto Rican residents who are approximately 45 per cent of East New York's population feel that their interests will suffer by being merged with the black communities of Brownsville and Bedford-Stuyvesant. The community corporations are angry with both

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the city administration and the Model Cities Agency for ignoring their prerogatives as the focus of community planning. Concerned residents are highly cynical about the city's intentions and the complicated community politics that have arisen.

The man on the street is, of course, totally confused. He may or may not want to involve himself as a citizen participant; but who can suggest to him where he can most fruitfully expend his time?

Many cities have experienced similar frustrations, and in others, such as Los Angeles and Chicago, local community residents were never even given the illusion of a meaningful role in antipoverty or Model Cities programs.

In Philadelphia, a citizens board elected to represent Model Cities area residents brought suit (unsuccessfully) against HUD, charging that HUD had illegally stripped the board of power.

Coordination of services

Many might be willing to forgive the inept handling of community organization, if public services and facilities could actually be delivered in the manner promised. But it is becoming increasingly apparent that this will not happen.

In the rhetoric of Model Cities (and the Vest Pocket Program which proceeded it) a consolidated, coordinated and cooperative attack on slum problems is to be made by all responsible agencies, public and private. If new schools are required, the Board of Education is supposed to participate in planning, and coordinate its efforts with the construction of housing and other facilities. If new sanitation procedures are needed, the Sanitation Department is supposed to cooperate in filling the need; if special costs are incurred, Model Cities will pay them. The Model Cities Agency is supposedly imbued with ". . . sufficient powers, authority and stature to achieve the coordinated administration of all aspects of the program."

I do not know if the HUD administrators who drew up the Model Cities guidelines, or the municipal administrators who are putting together Model Cities programs, fully comprehend the implications of what they are attempting. It is bold to create an agency responsible for planning and carrying out a total array of public services and rebuilding activities for a single area within the city. But then to depend upon the agencies that share the responsibility for the poor quality of services and facilities to execute the program is sheer fantasy. Boards of Education believe they are doing the best job possible with the money available. They will not agree that city-wide priorities should be changed to build more schools in Model Neighborhoods unless Model Cities will foot the bill—and Model Cities simply does not have that kind of money. Nor will they agree that Model Cities' innovative approaches to educating children are any better than experiments sponsored by the Board of Education.

In one New Jersey city, the Board of Education balked at Model Cities educational projects designed to serve high school dropouts and functional illiterates, because they didn't want to admit the existence of dropout or reading problems. This is just one example chosen at random; the same will be true of practically every public or private agency.

The failure of the first attempt at coordination and cooperation in East New York provides a clear indication of what is likely to happen in every city as Model Cities moves into high gear. Phase I of Model Cities in East New York focused the limited resources available for housing into a small area of nine square blocks. A prime objective was to schedule the program so that site residents could remain in the neighborhood and benefit from the improved housing. The plan proposed that landlords use the available municipal loan funds and that nonprofit sponsors use the FHA 221d3 and 236 programs to rehabilitate a number of vacant but structurally sound buildings. These would serve as a relocation resource for the remainder of the area, which would then be torn down to pre-

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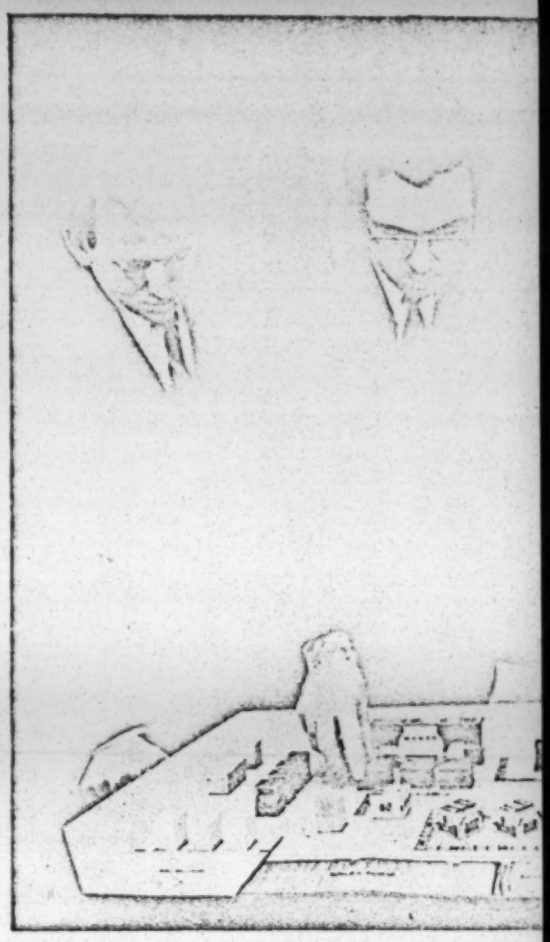

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pare sites for new construction by the Housing Authority and nonprofit sponsors. The rehabilitated structures were intended to provide architectural variety to the rebuilt neighborhood.

What happened was a far cry from the plan. Each developer proceeded at his own pace and in his own style. No coordination and little cooperation took place. The Housing Authority, which had a backlog of construction authorizations but few approved sites, immediately acquired its sites and began to relocate tenants. Only one local landlord took the plan seriously enough to apply for municipal loan funds and undertake rehabilitation of a few buildings (and he is now worried since buildings next door to his, lie vacant and invite vandalism.)

The nonprofit sponsors and their architects found rehabilitation too complicated or too expensive, and with the tacit approval of the city's Housing and Development Administration, revised the proposals for their assigned sites to eliminate most of the rehabilitation. The Housing Authority, under contract to the HDA, then took possession of the sites, relocated the tenants and cleared away the old buildings before turning them over to the nonprofit sponsors. Today the area looks strikingly like an old Title I clearance project being readied for the construction of the inevitable look-alike apartments. The former tenants, some of whom were placed in public housing outside the neighborhood, but most of whom relocated without leaving a trace, are gone and are not likely to return. The rehabilitation concept died aborning.

The fatal flaw

Another example of non-coordination and non-cooperation concerns the City of New York Department of Social Services. For the past year the Multi-Services Subcommittee of East New York Model Cities has been developing proposals for day care services. They have invited DOSS representatives to meet with them since it is the agency that would be responsible for providing the services. While ignoring these invitations, DOSS has been busily making its own plans for day care services in East New York without consulting anyone from the community. Twice during this past year, DOSS has selected sites for a day care center and requested City Planning Commission approval. So far they have been thwarted by the CPC chairman who wants them to cooperate with Model Cities; but so far, there is no indication that DOSS is at all interested in working with Model Cities and there seems no way to force them to do so.

Perhaps these experiences would be worthwhile if they were used to point up ways in which the original objectives could be achieved in Phase II and subsequent phases of the program. However, they illustrate a basic weakness in the Model Cities concept—a weakness that cannot be remedied by insisting that developers and agencies make greater efforts at coordination and cooperation. Model Cities cannot command compliance of the massive and inert bureaucracies that run the city. Most of these agencies have city-wide constituencies, have budgets that are larger than that of the total Model Cities program, are directed by persons of considerable prestige and power, and are responsible to political, labor and citizen pressures beyond those that can be exerted by the model neighborhoods.

What is wrong with Model Cities is not to be remedied by better legislation or more adequate funding. It attempts to rescue cities from consequences of destructive national and local urban development policies, and from the neglect of incompetent local governments, without changing policies or reforming governments. Perhaps the situation in the cities is not quite bad enough yet to convince national and local political and economic leadership that substantial resources must be directed into poor communities and that such communities must be allowed to share in making the decisions affecting their lives. Perhaps true urban reform is a few riot years in the future.

Crisis in the Cities

President Johnson's response to the crisis in the cities is reasonable and constructive so far as it goes, but it does not go far enough. Mr. Johnson's television address night before last lacked the sense of urgency and the clear call for prompt, positive action on a broad front that the nation had a right to expect from its leader in what the President himself described as "a time of violence and tragedy."

The commission which the President named to investigate the origins of civic disorders should, in time, be able to help clarify the causes of events that have struck the nation with bewildering speed and confusion and to formulate intelligent guidelines for long-range public action.

If the study is as thorough and as competent as the quality of the appointees suggests, it could contribute substantially to the rallying of public and Congressional support for broad programs of corrective action. But Mr. Johnson should not use the commission as an excuse for delay in the exertion of forceful Presidential leadership to promote programs that could and should be initiated or enlarged immediately.

The President did act expeditiously to strengthen the nation's ability to control urban violence once it breaks out by ordering immediate new training in anti-riot procedures for the National Guard. Mr. Johnson also cited his proposed Safe Streets and Crime Control Act and Gun Control Act. Both should receive Congressional approval. Local law enforcement obviously must be strengthened and the indiscriminate proliferation of firearms curbed.

But, when it came to attacking the underlying conditions that breed despair and violence, the President's address left something to be desired. Mr. Johnson's prescription for meeting the basic problems of "ignorance, discrimiantion, slums, poverty, disease, not enough jobs" boiled down to an admonition to Congress to adopt Administration programs that were already before it. These programs do represent an impressive start at coping with the problems the President cited. But events of the past few weeks have demonstrated beyond doubt that they are not adequate.

For the far-seeing Model Cities program, that aims at comprehensive urban renewal, the House this year has appropriated a mere $237 million. Even if Congress should grant the full Administration request of $662 million to finance the Model Cities program in fiscal 1968, this would be a mere drop in the bucket against the needs of 193 cities and counties that have applied for urban renewal. Mr. Johnson has asked $2.06 billion for his War on Poverty this year. The program is under heavy criticism; but even if it should emerge from Congress intact, the battle could not be won at this level of effort.

It is ironic that the most forceful call to action so far has come not from the champion of the "Great Society," but from Republican Senator Thruston B. Morton of Kentucky, who advocates a special $1-billion "antiriot chest" to finance crash social programs.

Whenever a crisis has arisen in Vietnam, President Johnson has not hesitated to call on Congress and the nation to allocate additional men and money to meet the need. All the more surprising is the President's failure to demand a substantial escalation of the wars on poverty and urban decay in response to the current crisis in the cities of America.

Power Struggle Hampers Program for Model Cities

By JOHN HERBERS

Special to The New York Times

WASHINGTON, Dec. 14 — The long-awaited Model Cities program, which began receiving funds for new projects last spring, is being hampered in a number of cities across the country by disputes over how much control residents of the model neighborhoods will have in how the money is spent.

Reports from 16 major cities that received early Model Cities grants showed that little visible progress had been made and that there was considerable disillusionment within the neighborhoods about the program's future.

"We were sold down the river on citizen participation," said Arthur J. Kennedy, director of the St. Louis Model City agency. "They [the residents] were originally promised a Cadillac, and then a Ford. And now they're being told they have to walk."

Milk and Health Insurance

A number of new projects have gotten underway, however, and officials in some cities were optimistic that Model Cities may yet eradicate urban blight. A sizable part of the funds were being used to improve education, very little had gone for housing and other building activity and there were a number of unconventional projects.

In Baltimore, every baby — more than 2,500 of them — in the model neighborhood is receiving or will soon receive free milk daily. In Charlotte, N. C., 250 familes have free medical and dental insurance under Blue Cross-Blue Shield, an experimental project.

The Model Cities program was enacted three years ago The Johnson Administration intended that it demonstrate in a few cities how blighted neighborhoods could be renewed, both physically and in the quality of life, by a concentration of Federal and local programs, with a high degree of local and citizen control.

But Congress provided that the program should operate in 150 cities, many of them small communities. Planning grants have gone to all 150 and, since last May 10, the Department of Housing and Urban Development has distributed almost $292-million to 52 of the cities for use in addition to pre-existing Federal, state and local grants.

Ever since its enactment, the program has lagged behind the expectations of its authors and the money amounts authorized. During the Johnson Administration, the program was delayed about a year by problems centering on a section of the law that calls for "widespread citizen participation."

Johnson Administration officials tried to work out arrangements whereby representatives of the residents involved and the city governments would share control. When the Nixon Administration came in last Jan. 20,

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Snowstorm Hits W

dictory Web

Power Struggle Hampers Progress of the Model Cities Program

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George Romney, Secretary of the Department of Housing and Urban Development, put the program under review.

It was decided after a few weeks that Model cities would be used primarily as an administrative device to improve the Federal services rather than build the "urban showcases" that the Johnson Administration had envisioned. It also was decided that City Hall should have, in Mr. Romney's words, "final control and responsibility."

"The Nixon Administration has been very firm in insisting that the city take the prime responsibility for the program," said an official in Philadelphia, where an elected citizens' board had brought suit against the Department of Housing and Urban Development, charging the department with illegally stripping the board of power.

The suit was dismissed by the United States District Court. The city has since been looking for the proper institution to take over the role that the board had played in planning.

Meanwhile, most of the plans for renewal in the northern section of the city have been suspended and the board, which is called the Area-Wide Council, is still fighting to win control.

"We are determined to continue with the goals we have set," said the Rev. J. Jerome Cooper, president-elect of the board. "The community has a right to be involved in decisions and policymaking."

Bitterness in St Louis

In St. Louis, there is considerable bitterness among neighborhood leaders about insistence by the Department of Housing and Urban Development on City Hall control. On June 30, the department granted $5-million to St. Louis — the city had requested $9.4-million — and attached a provison that the city revise its ordinance, which had given neighborhood residents 10 of the 17 members on the Model City executive board, and thus a veto power over City Hall.

"This is the most disgusting, insulting release of funds to any city I have ever seen." said Mrs. Mary Short, a neighborhood leader.

Nixon Administration officials say they have not moved against citizen participation, but their consistent policy has been to recognize regular elected officials, not special agencies or officials, who they say may not ultimately be held accountable for the funds.

In Boston, the Department of Housing and Urban Development refused to recognize an 18-member board elected by citizens of the neighborhood, which has 63,000 residents. The board's chief plan was a community development corporation that would provide capital and jobs; Boston officials are convinced that the Administration opposes the corporation.

"Without the corporation, nothing else we do has much meaning," said John Bulliner, chairman of the board, who was planning a trip to Washington to protest.

Paul Parks, Boston's Model Cities administrator, says the problem is not control by City Hall, that Mayor Kevin White was agreeable to the board's role, but rather control by Washington.

"If the Mayor is to be responsible for the outcome of the program," Mr. Parks added, "the Mayor ought to have the right of responsibility."

Daley Is Satisfied

The administration of the Model Cities program from Washington, however, seems to be working to the satisfaction of Mayor Richard J. Daley of Chicago, who controls the boards of three model neighborhoods in that city. Chicago has received a grant of $38-million and is planning to take advantage of new Housing and ning to Urban Development policy that permits expansion of the model neighborhoods to include all poverty areas within a city. The Johnson Administration had limited the neighborhoods to 10 per cent of the population, to achieve more immediate results.

The $38-million grant already has resulted in 400 new jobs and is expected to provide at least 2,500. People are being hired as teacher's aides, food handlers and janitorial workers in the public schools, which are being kept open extra hours for various Model Cities projects.

But there is bitter criticism in nearly every city.

"Model Cities is beautiful in conception," said Al Williams, a Negro leader in Denver, "but as a practical matter, it is something of a fraud being perpetrated against disadavanted people."

In a number of cities, however, most of those involved say that the program is working well and only needs more funding.

Seattle was the first city to receive a grant, $5.2-million, beyond the planning stage. It has used this to supplement and enrich existing programs in education, health, social services, recreation, crime control, manpower training economic development and housing.

"The total Seattle community has been involved in a coordinated effort to end blight in the model neighborhood," says Walter R. Hundley, the Model Cities director in Seattle.

In Portland, Ore., the Model Cities program is tied up in a dispute over citizen control, but in Portland, Me., the program is proceeding and its young director, John E. Menario, says:

"Model Cities had done a damned interesting thing here; it's brought many people together who have harbored suspicions toward each other and toward City Hall. It certainly is breaking down the atmosphere of suspicion."

Southern cities have had less demands for citizen control; consequently, more programs are under way. Atlanta built a community center in only four months and instituted a shuttle bus service to get people to their jobs and homes.

In some cities, the citizens boards and the City Halls have worked out planning arrangements that met requirements of the Department of Housing and Urban Development for primary authority by the city government. In Baltimore, there is considerable citizen participation in a program being run out of the City Hall.

Jesse E. Hartman for The New York Times

In Philadelphia, most plans for renewal in the northern section of the city have been suspended indefinitely as the city administration and other interests have not agreed upon an agency to operate. This is a scene on North 10th Street.

How to
a bonus
Christm

careful scrutiny on Capitol Hill in January.

Demonstration Cities

The House of Representatives is scheduled today to begin consideration of the "demonstration cities" bill which has already passed the Senate. No other measure that has come before Congress in this session is more significant.

The bill is an imaginative attempt to encourage cities to tie together the physical rebuilding of slums with neighborhood and social welfare programs. It encourages cities to decentralize their renewal programs and to use them in their worst, rather than their most readily salvageable, areas.

Fundamentally, this is not a new program or radical departure from the past. It carries forward the national commitment set forth in the Wagner-Ellender-Taft Housing Act of 1949 to provide every American family with a decent, safe and sanitary place to live.

An important feature of the bill is Title Two, which encourages metropolitan-wide planning. We particularly urge the members of the House to resist the scare attack against this section which has been mounted by Representative Paul Fino, Bronx Republican. As the bill now reads, it could not be used to advance or retard racial integration in the schools without passage of additional legislation by Congress. If Mr. Fino wants to debate school integration on its merits, let him wait until that question is actually before the House. The cities have been neglected too long to suffer additional obstacles and delays because of his rando mdemagoguery.

TUSKEGEE MODEL CITIES PROGRAM

Revised Work Program and Budget

April 1, 1969

Presented by:
Initial Documents Committee

Mrs. Ernestine Sapp, Chairman
Mrs. Elizabeth Yamaguchi
F.J. Toland, Mayor Pro Tempore
Ray MacNair
Thomas Reed
B.L. Davison
C.C. Hight
E.L. Pryce
C.B. Davis, Chairman, M.C.C.
J.L. Ford, Executive Coordinator

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C. M. Keever, Mayor

J. W. Ross, Clerk

Grace P. Youngblood Hall
Purchasing Agent

CITY OF TUSKEGEE

Frank J. Toland
Chairman Pro Tempore

Councilmen:
Frank H. Bentley
A. C. Bulls, Jr.
L. M. Gregg
William T. Peterson

TUSKEGEE, ALABAMA
36083

Eugene Harrison
Chief of Police Department

A. O. Dennis
Chief of Fire Department

J. Coley Jones
Superintendent, Light Department

H. C. Ledbetter
Superintendent, Water Works

Oman P. Miller
Superintendent, Street Department

Fred D. Grey
City Attorney

Charles Conley
Recorder

Samual D. Davis
Building and Codes Inspector

Clinton Jackson
Superintendent, Sanitation Department

March 31, 1969

Mr. Earl H. Metzger, Jr.
Assistant Regional Administrator
for Model Cities
Dept. of Housing and Urban Development
Room 645, Peachtree-Seventh Building
Atlanta, Georgia 30323

Dear Mr. Metzger:

Enclosed is a revised Planning Work Program and Budget for Tuskegee's Model Cities Program. The Model Cities Commission and City Council have reviewed and approved the documents. The appropriate Council Resolution is attached.

Thank you kindly for your consideration.

Best wishes and kind regards.

Yours very truly,

CITY OF TUSKEGEE

By C M Keever
Mayor

CMK/h

Encl: Planning Work Program
Budget
Copy of Resolution

cc: Mr. Ernie Marsolan
Model Cities Coordinator

RESOLUTION NO. 4-68

WHEREAS the CITY OF TUSKEGEE desires to undertake a comprehensive city demonstration program to rebuild or revitalize large slum and blighted areas and generally improve living conditions for the people who live in such areas; and

WHEREAS the Secretary of Housing and Urban Development (hereafter referred to as the "Secretary") is authorized pursuant to Title I of the Demonstration Cities and Metropolitan Development Act of 1966 to make grants to, and contract with, City Demonstration Agencies to pay up to 80 percent of the costs of planning and developing such comprehensive city demonstration programs:

NOW THEREFORE, be it resolved by the CITY COUNCIL OF THE CITY OF TUSKEGEE, ALABAMA as follows:

Section 1. Approval is hereby granted (1) for the submission by the CITY OF TUSKEGEE of a request for financial assistance for the planning and development of a comprehensive city demonstration program; (2) for the provision of any information or documentation concerning the preparation and content of such program as may be required by the Secretary; and (3) for the representation by Mayor C. M. Keever, or his lawful successor, as the authorized representative empowered to act on behalf of CITY OF TUSKEGEE in connection with all matters pertaining to the request for financial assistance.

Section 2. The CITY OF TUSKEGEE hereby agrees to comply with the regulations of the Secretary effectuating Title VI of the Civil Rights Act of 1964, which provide that no person shall, on the ground of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking of any of the projects or activities assisted under Title I of the Demonstration Cities and Metropolitan Development Act of 1966.

Section 3. The Mayor, C. M. Keever of the CITY OF TUSKEGEE is hereby authorized to execute said proposed Contract in three counterparts, and the City Clerk, J. W. Ross, is hereby authorized and directed to impress and attest the official seal

on each such counterpart and to forward such counterparts to the Secretary for execution on behalf of the Government, together with such other documents relative to the approval and execution thereof, as well as to this Resolution as may be required by the Government.

Section 4. The Mayor, C. M. Keever, or his lawful successor, is hereby authorized to file requisitions, together with necessary supporting documents, with the Government, from time to time as grant funds are required, requesting payments to be made on account of the grant provided for in the said Contract, and to do and perform all other things and acts required to be done or performed in order to obtain such payments.

Section 5. The CITY OF TUSKEGEE hereby gives its assurance that the necessary non-Federal share of the cost of the planning activities, not to exceed $19,300 undertaken pursuant to its application as modified and the grant contract, will be duly provided.

C. M. Keever, Mayor

ATTEST:

J. W. Ross, City Clerk

RESOLUTION APPROVING REVISED PLANNING WORK PROGRAM AND BUDGET

BE IT HEREBY RESOLVED by the Council of the City of Tuskegee, Alabama, that

WHEREAS, the Tuskegee Model Cities Commission has approved the Revised Planning Work Program and Budget, and

WHEREAS, it is to the best interest of the City of Tuskegee, Alabama, that the documents be approved,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Tuskegee, Alabama, that the above named documents be approved, and that the Mayor execute, and the City Clerk attest, on behalf of the City of Tuskegee, Alabama, all documents necessary to carry out this Resolution.

APPROVED AND ADOPTED, on motion made by Councilman Frank J. Toland, and seconded by Councilman A. C. Bulls, Jr., the foregoing Resolution was voted upon by the following Councilmen & Mayor voting Aye:

Mayor

Frank H. Bentley
Councilman

A. C. Bulls
Councilman

T. M. Gregg
Councilman

Frank J. Toland
Councilman

The following voting Nay: None

The following not voting: None

The following being absent: William T. Peterson

DONE in special meeting of the Council of the City of Tuskegee, Alabama, in the City Hall, in the City of Tuskegee, Alabama, this 28th day of March, 1969.

Mayor

ATTEST:

City Clerk

CDA IDENTIFICATION
CONTRACTING PARTY — City Council

ADDRESS — City Hall

CITY, STATE, ZIP-CODE — Tuskegee, Alabama 36083

PRINCIPAL PERSON & TITLE — C.M. Keever, Mayor

CONTRACT NO.

PLANNING BUDGET FOR CDA
MODEL CITY PLANNING GRANT

Date: March 24, 1969

CONTRACT PERIOD
From March to February, 1970

LINE NO.	ACTIVITY CLASSIFICATION	AMOUNT
1.	Salaries (Employees of CDA & other agencies)	60,200
2.	Employee Benefits Compensation	5,240
3.	Consultants and Contract Services	15,880
4.	Travel	3,640
5.	Other Costs	
	a. Office Space	1,200
	b. Office Equipment	4,000
	c. Office Supplies & Printing	2,500
	d. Communication	1,400
	e. Utilities	1,000
	f. Citizen Participation	1,200
6.	Total	96,260
7.	Non-Federal Contribution	19,260
8.	Amount of Federal Grant	77,000

9. Period Covered: 12 Months.

The approval of the Planning Budget in the amount shown above for the time period shown is hereby requested.

March 28, 1969	Tuskegee, Alabama	C.M. Keever
Date	City Demonstration Agency	Signature of Authorized Officer

The Planning Budget is hereby approved by the Department of Housing and Urban Development in the amount and/for the requested time period.

Date	Signature of Authorized Officer	Title

PLANNING BUDGET: EXPLANATION — SALARIES AND EXPENDITURES — SCHEDULE #1

PERSONNEL

Position Title	Monthly Rate	No. of Months Assigned	Percent of Time on Model Cities Planning	Total Component	Non-federal Contribution	Nature of Position	Employment Agency or Department
Executive Coordinator	$1,250.00	12	100%	$15,000	0	New	CDA
Director, Physical Development	1,000.00	12	100%	12,000	2,000	New	CDA
Director, Human Resources	833.33	12	100%	10,000	0	New	CDA
Secretary-Accountant	250.00	12	50%	3,000	3,000	Existing	City/CDA
Secretary	433.33	12	100%	5,200	0	New	CDA
Employee Benefits	436.66	12	0	5,240	1,220		
Consultant Services	1,323.33	12	100%	15,880	6,880	New/Existing	CDA/City
Neighborhood Coordinators (10)	1,250.00	12	50%	15,000	0	New	CDA
Neighborhood Representative Assistance Fund	100.00	12	0	1,200	0		CDA
Office Space	100.00	12	100%	1,200	1,200	0	CAA/CDA
Office Equipment	4,000.00*	12	100%	4,000	1,000	0	CDA/City
Office Supplies & Printing	208.33	12	100%	2,500	1,500	0	CDA/City
Communications	116.16	12	100%	1,400	0	0	CDA/City
Utilities	83.33	12	100%	1,000	1,000	0	City
Travel	303.33	12	100%	3,640	1,460	0	CDA/City
TOTALS	$11,687.80			$96,260	$19,260		

* March 1969 * All Office Equipment Purchased in March 1969

SCHEDULE #2

EMPLOYEE BENEFITS COMPENSATION

Calculated @ 10% of all salaries, except for Neighborhood Coordinator salaries @ 4.8%.	Federal	$4,020
	Local	1,220
(Social Security, Retirement, Comprehensive Insurance)	Total	$5,240

SCHEDULE #3

CONSULTANTS AND CONTRACT SERVICES

Field	Service	Total	Federal	Local
Education	Assist Education Task Force in developing the Long Range Forecast.	$3,200	$2,000	$1,200
Economic Development	Conduct labor survey, Assist Director of Physical Development with Long Range Forecast.	3,880	2,500	1,380
Urban Planners	Compile and evaluate Survey data, assist Human Resources Coordinator with Urban Forecast.	2,800	1,500	1,300
Medical & Health	Develop Multi-Services Plans Assist Advisory Committee.	2,000	500	1,500
Physical Development	Architecture, Housing evaluation, Technical Assistance, etc.	4,000	2,500	1,500
TOTALS		$15,880	$9,000	$6,880

SCHEDULE #4

TRAVEL

Local Travel	Total	Federal	Local
Automobile mileage 12 months @ $121.00 per month.	$1,460	0	$1,460
Non-federal Travel			
10 trips to Atlanta, Ga. (HUD Regional Office Conferences, etc.) @ $100.00 per trip.	1,000	1,000	0
4 trips to Washington, D.C. (HUD Office, Conferences, etc.) at $250.00 per trip.	1,000	1,000	0
10 trips to Montgomery, Ala. (State Agencies, Conferences, etc.) at $18.00 per trip.	180	180	0
TOTALS FOR TRAVEL	$3,640	$2,180	$1,460

SCHEDULE #5

OTHER COSTS

Office Space	Total	Federal	Local
12 months @ $100.00 per month Rental Fee	$1,200	0	$1,200
Office Equipment			
Furniture, typewriter, calculator, etc.	4,000	3,000	1,000
Office Supplies and Printing			
Clerical supplies, Xerox paper, etc.	2,500	1,500	1,000
Communication			
Newspaper, flyers, radio, etc.	1,400	1,400	0
Utilities			
Telephone, lights, etc.	1,000	0	1,000
Citizen Participation			
Neighborhood Representative Assistance	1,200	1,200	0
TOTALS	$11,300	$7,100	$4,200

STATEMENT OF COMPARABILITY

The principle of comparability as stated in CDA Letter No. 2 (Revised) has been followed with respect to salaries of all CDA employees. Evidence of Comparability is available in our files for inspection audit.

Signature of Chief Executive of City or County

March 28, 1969
Date

STATEMENT OF ACCOUNTING RESPONSIBILITY

I hereby certify to the Secretary of Housing and Urban Development that MRS. GRACE P. YOUNGBLOOD HALL has established a system which provides adequate internal controls for safeguarding all project assets, and has implemented the accounting and financial reporting requirements for the Model Cities Program, set forth in CDA Letter No. 2, to permit the preparation and submission of required financial reports on a timely basis. Responsibility for complying with the accounting and financial reporting provisions of CDA Letter No. 2, and other applicable HUD requirements has been assigned to MRS. GRACE P. YOUNGBLOOD HALL.

Signature of Chief Executive of City or County

March 28, 1969
Date

CITY DEMONSTRATION AGENCY TUSKEGEE, ALABAMA

REVISED WORK PROGRAM

ADMINISTRATIVE MACHINERY FOR CARRYING OUT THE PLANNING WORK PROGRAM

Organization

A. Description of the City Demonstration Agency

The City Council of Tuskegee, Alabama is the sponsoring body for the Model Cities Program. Policy decisions are the task of the Tuskegee Model Cities Commission. The CDA staff is headed by an Executive Coordinator who is responsible directly to the Model Cities Commission. The Model Cities Commission (MCC) is composed of the following twenty (20) representatives: the Mayor of Tuskegee, one member of the Tuskegee City Council, one member of the Macon County Board of Revenue, one member of the Macon County Board of Health, one member of the Macon County Board of Pensions and Security, one member of the Macon County Board of Education, one member of the Macon County Community Action Committee, one member of the Tuskegee Housing Authority Board, one member of the Tuskegee Planning Commission, one representative from Tuskegee Instutute, and ten (10) elected Neighborhood Representatives, one of whom represents the students on the Tuskegee Institute Campus.

The Model Cities Commission is empowered to determine its own methods of operation, adopt by-laws, and establish procedures in line with Federal, State and local regulations in order to carry out the Model Cities Program. The Executive Coordinator, with the consent of the Model Cities Commission, will be further empowered to prepare the annual budget for the CDA of the City of Tuskegee, to sign all contracts for the purposes of carrying out the Model Cities Program, to receive any Federal or State grants which are given to the City Demonstration Agency of the City of Tuskegee, and to carry out any activity necessary to achieve the program goals as outlined in the application to the Department of Housing and Urban Development for a grant to plan a comprehensive City Demonstration Program. The Model Cities Commission has direct relationship with the sponsoring body, the City of Tuskegee. All final requests for planning grant funds and funds for program implementation must be submitted by the Model Cities Commission to the Tuskegee City Council for approval.

CHART A

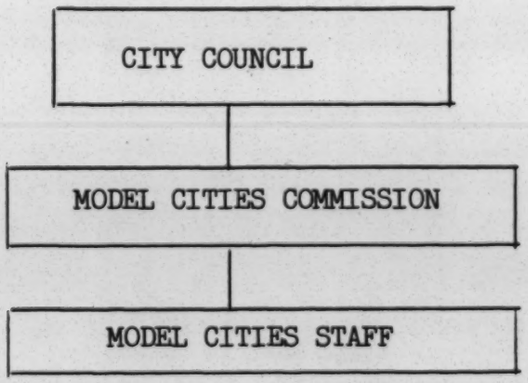


Chart showing the relationship of Tuskegee Model Cities Administrative bodies to each other.

B. Description of the Administrative Staff Structure

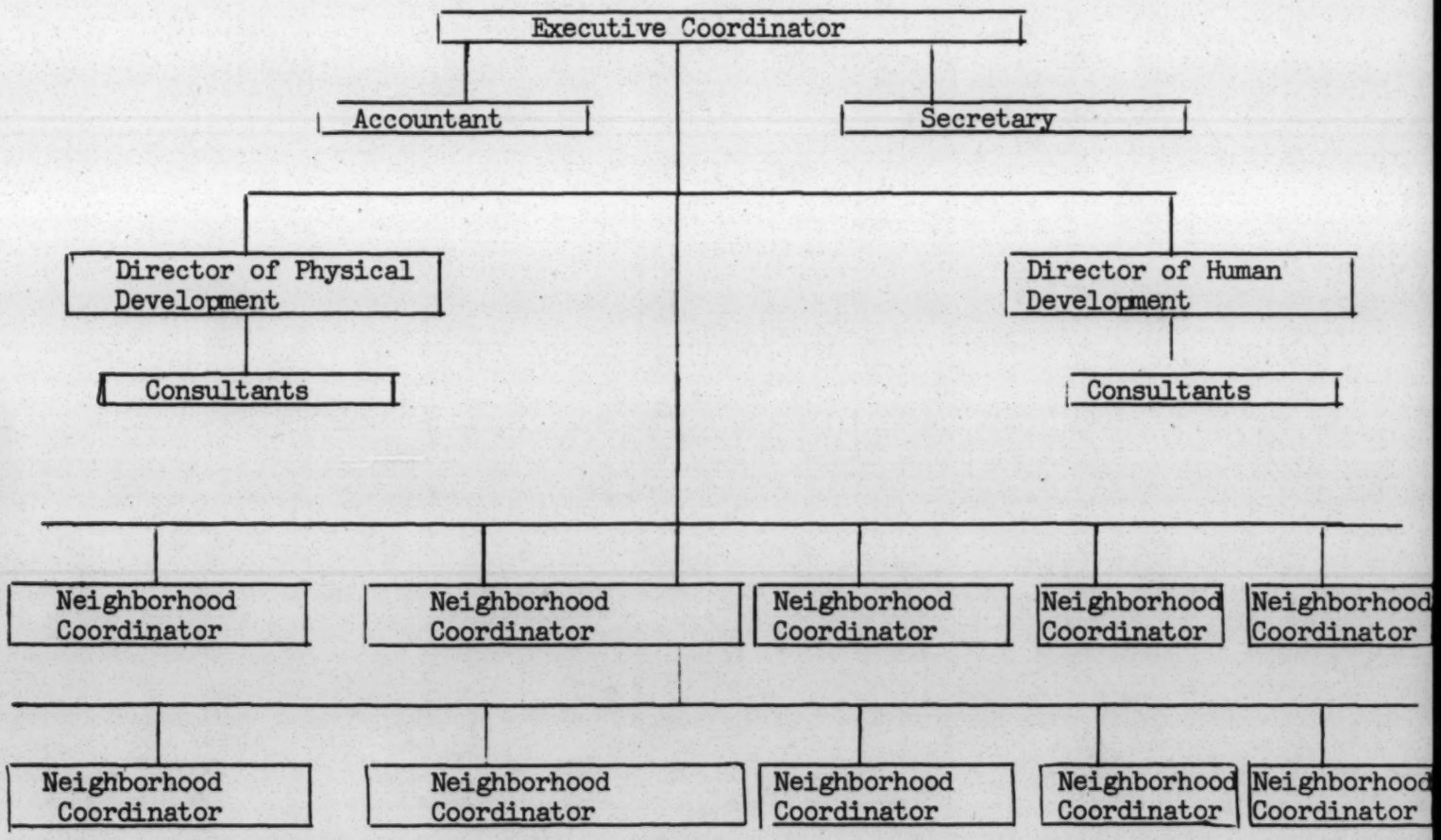
The Administrative organization (developed from the Model Cities Commission) will be organized into the execution unit of the City Demonstration Agency. The staff will place special emphasis on inter-agency coordination and involvement: citizen's participation, evaluation of problems, goals, programs and strategy, technical assistance as well as accountability for the final preparation of the functional proposal.

All Policy decisions and programming emanate from the MCC. The CDA Staff is responsible to the Model Cities Commission. The Executive Coordinator will call upon local, County, State and Federal Agencies for support and technical assistance.

The Executive Coordinator will be responsible for hiring with the consent of the MCC, a Director for Physical Improvements, Director of Human Relations and Consultants as needed to develop the planning program.

The staff will also include Neighborhood Coordinators selected from each of the ten (10) Neighborhoods. These part-time staff members will be accountable for (a) the motivation of citizen participation through the Neighborhood leaders, (b) providing on-the-spot practical guidance to the Neighborhood, (c) retrieving the community's needs in the form of facts, and (d) serving as an extension of the Executive Coordinator and M.C.C. in the community. They will also assist the Task Forces.

TUSKEGEE MODEL CITIES ADMINISTRATIVE STAFF STRUCTURE - CHART B



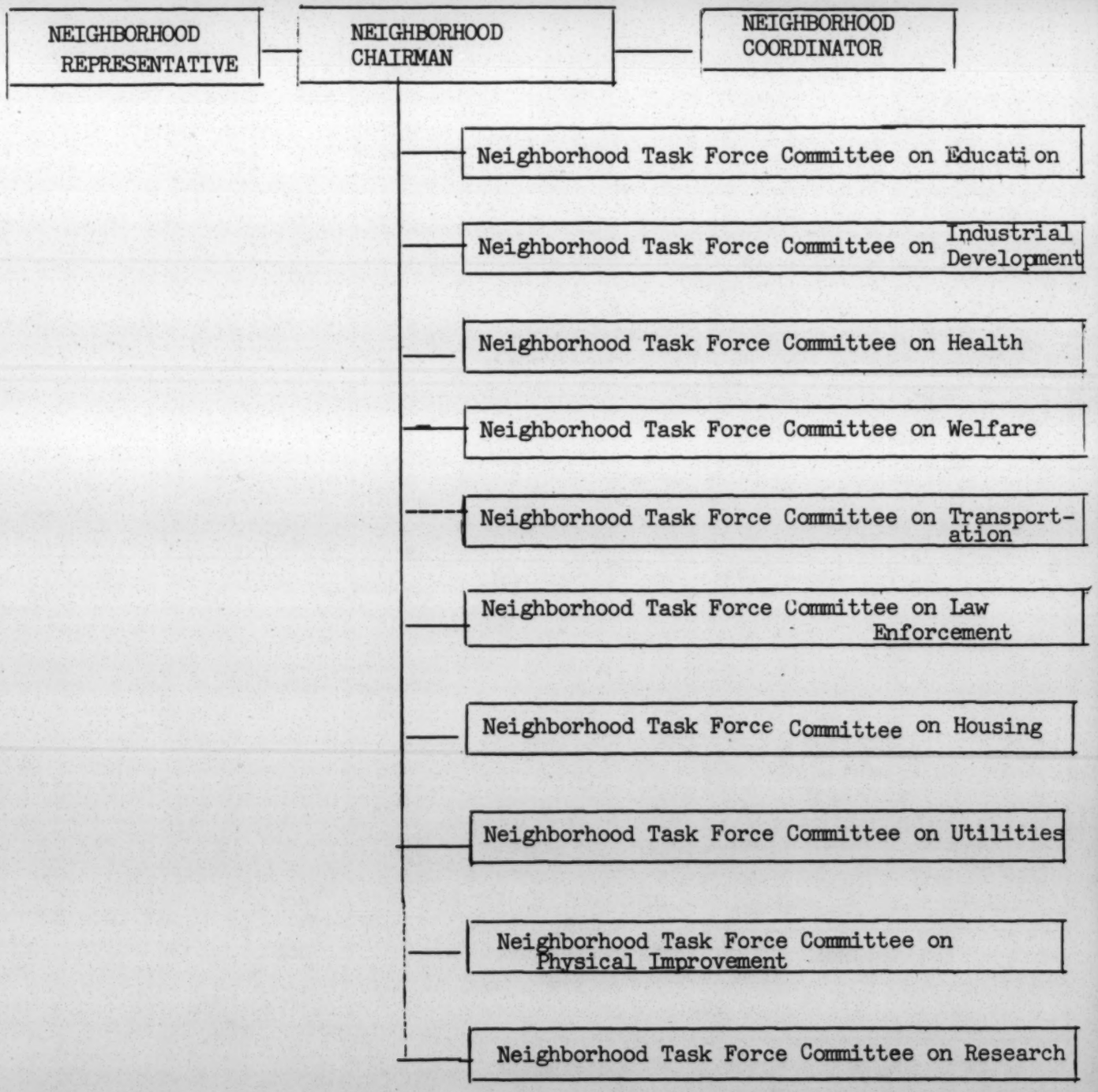
C. Citizen's Participation

The Model Neighborhood for Tuskegee is the entire city. Ten (10) neighborhoods have been delineated by the community people. Citizens in each neighborhood are encouraged to participate in their neighborhood organization.

1. Neighborhood Organization

The Neighborhood organization will center around a Key-3 Team. This team will consist of a Neighborhood Representative (an elected member of the Model Cities Commission), a Neighborhood Coordinator (an accountable CDA staff member), and a Neighborhood Chairman who conducts neighborhood organization activities. Each Neighborhood organization will have public meetings to discuss and analyze the problems of the Neighborhood area.

THE ORGANIZATIONAL STRUCTURE OF A SINGLE NEIGHBORHOOD - CHART C

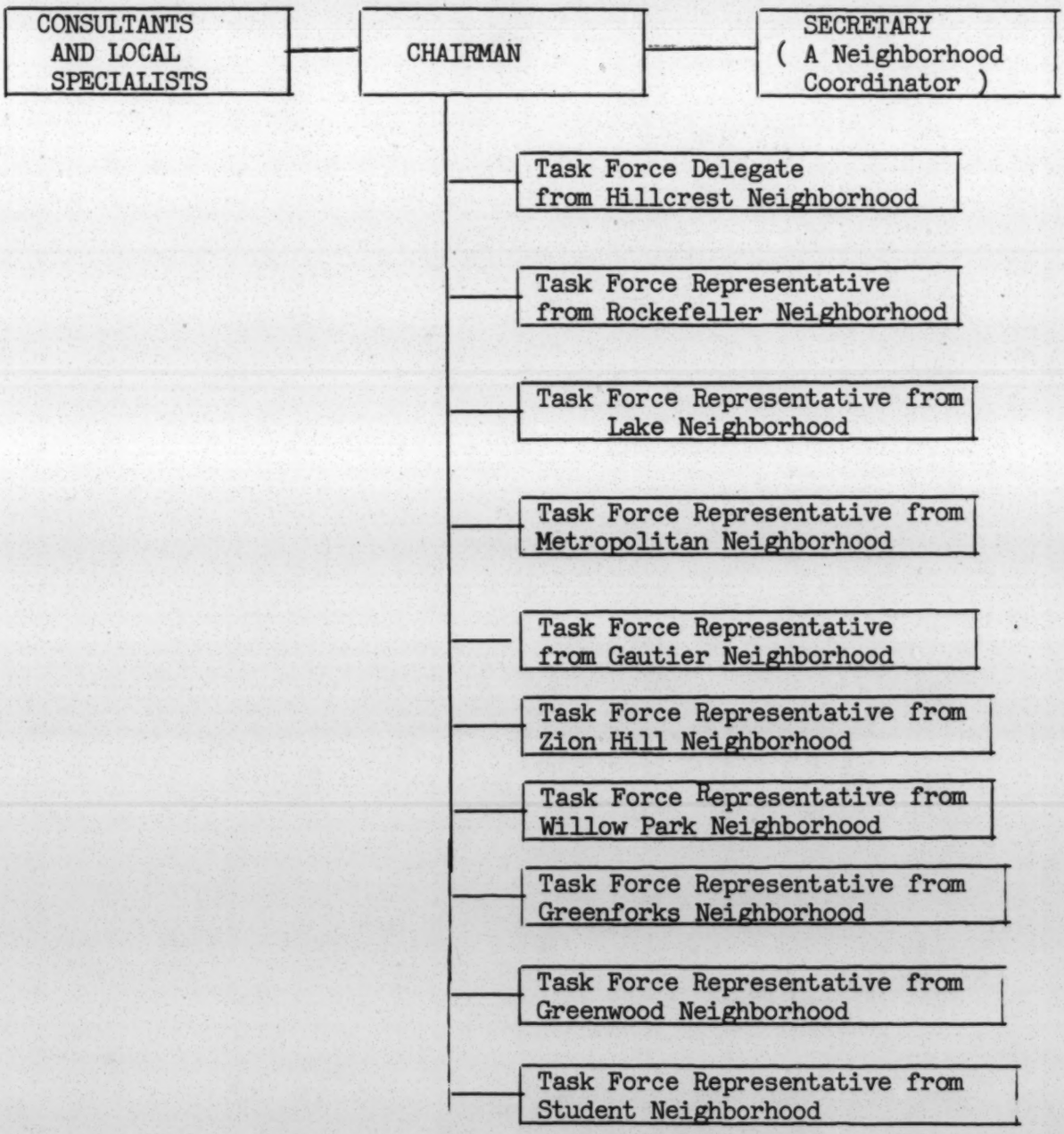


2. CITY-WIDE TASK FORCES

There will be ten (10) City-Wide Task Forces. Each will deal with one of the following problems: Education, Industrial Development, Health, Welfare, Transportation, Law Enforcement, Housing, Utilities, Physical Improvements and Research. EACH CITY-WIDE TASK FORCE WILL CONSIST OF ONE DELEGATE FROM EACH OF THE 10 NEIGHBORHOODS. This individual will present the relevant problems of the Neighborhood to the City-Wide Task Forces. Also serving on each Task Force will be, as needed: CDA Staff members (with a Neighborhood Coordinator serving as secretary), Youth Representatives, Agency Personnel, State Agency Representatives, delegates from interested organizations and consultants. When all the Task Forces are completed, there will be one-hundred (100) elected Neighborhood delegates involved.

The people's wishes and plans are made known through information fed into each City-Wide Task Force. Comprehensive reports will be prepared by the Task Forces and presented to an Advisory Committee.

ORGANIZATION CHART FOR ANY ONE OF THE CITY-WIDE TASK FORCES - CHART D
(Example: Education Task Force)

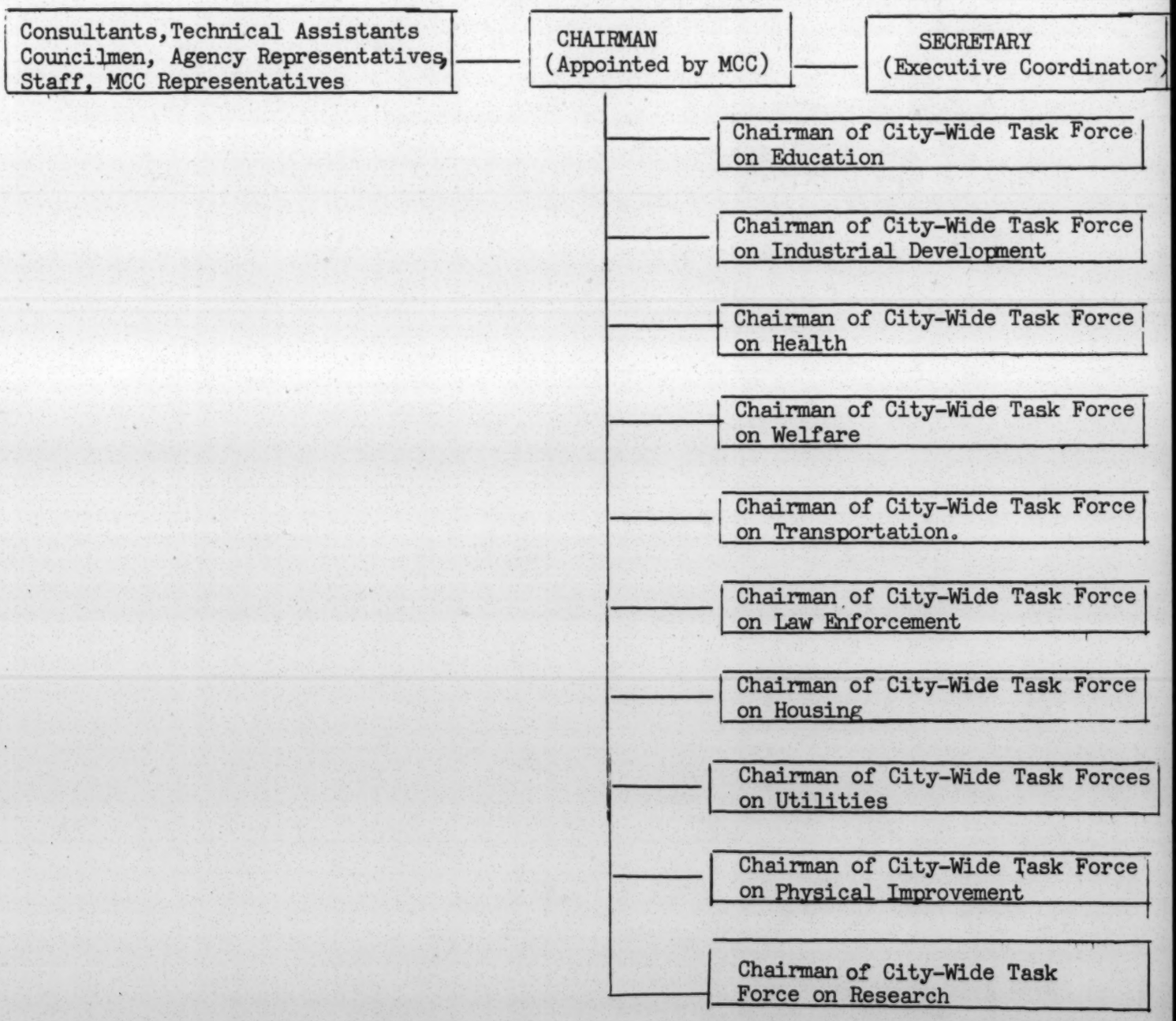


3. THE ADVISORY COMMITTEE

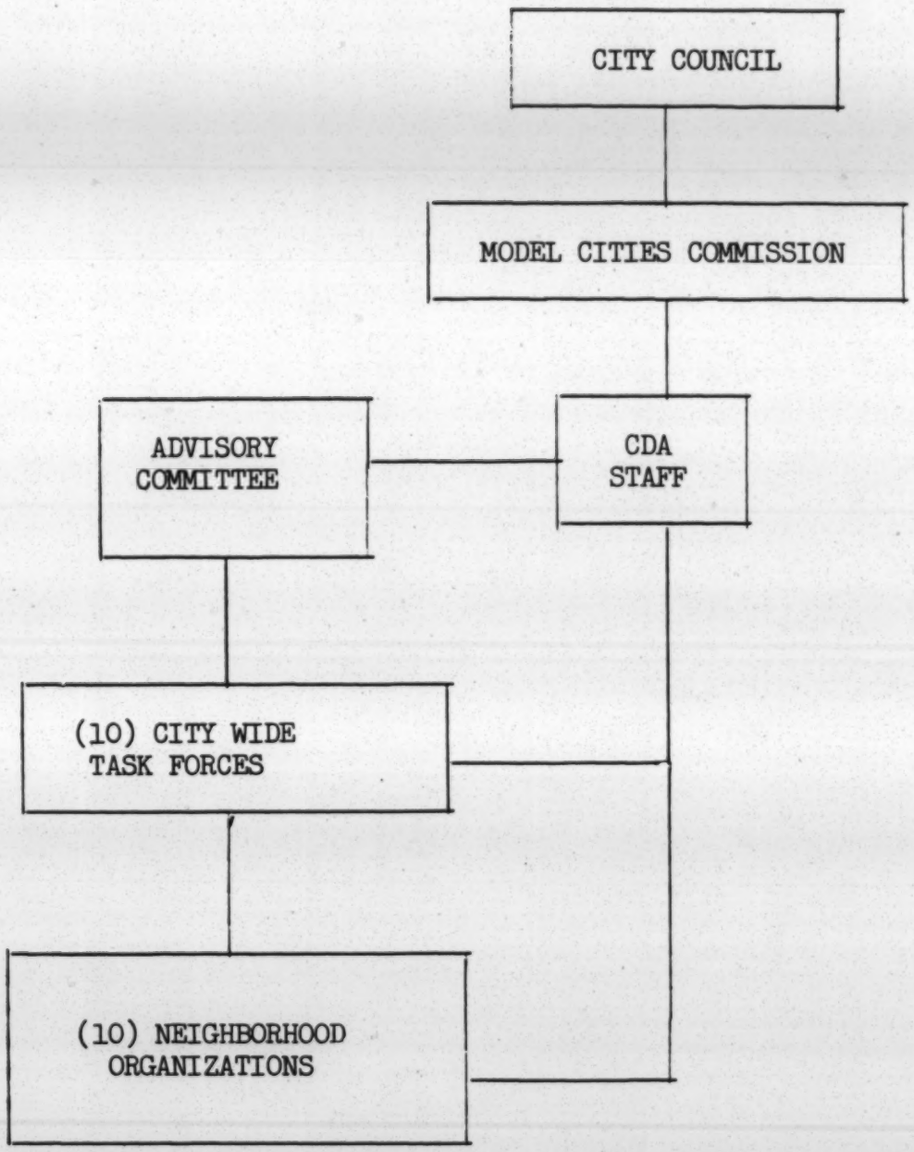
The Advisory Committee will be composed of Task Force Chairmen, CDA staff, consultants, and as needed: Representatives from the Model Cities Commission, Councilmen, Technical Assistants from Tuskegee Institute, the Veterans Administration Hospital, and Agencies. The Executive Coordinator will serve as secretary to the Advisory Committee. This committee will refine, evaluate and consolidate the information received from the Task Forces into a functional proposal. Priorities will be established in three major areas: Physical, Social and Economic. Reports from the Task Forces will be integrated to develop the draft statement on problem analysis, goals, program approaches, and strategy. The Advisory Committee will develop the Five Year Forecast and First Year Action Program: the Administrative Structure for continued planning and First-Year implementation.

After additional refinement by the CDA staff, the work of the Advisory Committee will be presented to the Model Cities Commission and the City Council for final approval. This work program assures citizen participation throughout the planning effort.

ORGANIZATION CHART FOR ADVISORY COMMITTEE - CHART E



TUSKEGEE CITY DEMONSTRATION AGENCY ORGANIZATION-CHART F



D. Inter-Agency Coordination and Participation

1. State Involvement

The need for State participation is recognized as essential to the success of the program. To enhance the relationship and promote effective cooperation between the State and the City of Tuskegee, the Executive Coordinator and other involved personnel will actively seek assistance from State Agency representatives in the formulation and execution of the Model Cities Program. The Executive Coordinator will also seek to establish a working relationship with the Alabama Program Development Office to share information and to secure the benefits of a coordinated State Agency delivery system presently being developed.

2. Local Agency Involvement

The coordination and cooperation of local agencies with the Model Cities Program is one of the primary aims of the Tuskegee CDA. It is for this reason that policy members of the most important agencies concerned with delivering services to the people sit on the Model Cities Commission. This gives them an opportunity to participate in planning the Model Cities Program, as well as coordinate the Model Cities Program with their agencies. Extending this cooperation, the Directors of agencies will be working with the Model Cities Staff and Commission formulating the planning program. They will also supply needed data, and participate in establishing the financial and staff committment necessary for the One-Year Action Program, as well as the Five-Year Forecast. The direct relationship between Model Cities Commissioners (who are policy makers in their own agencies), and their agency Directors, who execute their policy, will help to ensure local agency involvement in the Model Cities Program.

3. PRIVATE INVOLVEMENT

The Staff and students of Tuskegee Institute support the Model Cities Program. Tuskegee Institute is represented on the Model Cities Commission and also a student body representative. The Student Representative to the MCC will coordinate campus involvement and express the views of campus youths. The Educational and Physical Resource of this Institute will be used during the planning period.

The Veterans Administration Hospital at Tuskegee is a major institution in the Community. The Model Cities Commission and staff has developed a comprehensive working relationship with the Hospital Director and Staff. The Hospital will provide the CDA with Voluntary Planning and Counciling Assistance in Health and related fields.

The Tuskegee Development Corporation and the Better Business Development Corporation will contribute Human Resources to the planning effort. The Committee for a Greater Tuskegee is involved in a labor survey. This survey will provide essential economic development information which will be used in the planning effort.

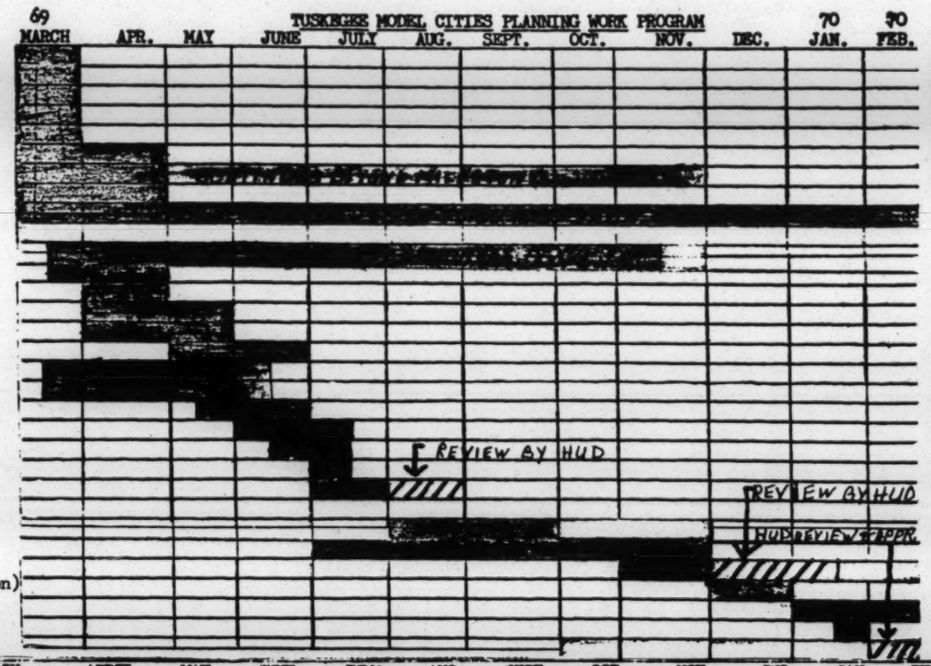
Tuskegee churches are the focal point for many community activities. This is especially ture in the poorer areas. These churches are providing a sound base for developing community participation and leadership. The churches are providing meeting facilities for local neighborhoods, serving as important instruments for communication, and as a source of program volunteers.

The Model Cities Comprehensive Work Program will focus on planning. Concerted efforts will be made in the areas of education, health, employment, economic development, community action, urban renewal, housing municipal services, transportation, and physical improvement to the extent that the planning will result in projects and activities operating through-out the City of Tuskegee. The organizational structure will serve as the vehicle for implementing this Work Program.

JF:mf

PLANNING WORK PROGRAM

MILESTONES	TASKS
A. Establish Organization Accomplished by Mid April 1969 Total Planning Cost $19,478.45 Funds Source: City $5,626.66 Federal $13,851.79	1. Recruit Staff 2. Complete citizen participation organization 3. Complete organization of Task Forces 4. Establish Office 5. Establish budget and accounting procedures 6. Establish management reporting & evaluation system 7. Secure cooperation with participating agencies 8. Organize Central Advisory Committee 9. Conduct Neighborhood Information Programs
B. Complete Problem Analysis goals development and problem strategy Accomplished by July, 1969 Total Planning Cost $ 20,020.39 Funds Source: City $ 4,389.99 Federal $15,630.40	1. Public projection and discussion of problems 2. Inventory available information 3. Inventory existing programs in area and evaluate effectiveness 4. Inventory public facilities 5. Conduct surveys if needed 6. Compilation and analysis of survey data 7. Develop acceptable standards for Task Force areas 8. Set up quantifiable goals for Task Force Areas 9. Establish criteria for ranking needs 10. Assign priorities among needs 11. Determine measure of effort to achieve goals in task force areas. 12. Develop balanced program 13. Prepare & Submit Part 1
C. Five Year Forecast & One Year Action Program Accomplished by November, 1969 Total Planning Cost $56,761.16 Funds Source: City $ 9,243.35 Federal $47,517.81	1. Preparation of 5 yr. forecast (Part II) 2. Preparation of 1st yr. Action Program (III) 3. Review, integrate and submit PartI, II, III 4. Administrative and Operational Re-evaluation (including CP organization) 5. Development of System for Continuous Planning & Evaluation 6. Response to HUD Pre-contract Conditions 7. HUD Final Review & Approval



RESPONSIBLE PLANNING STAFF

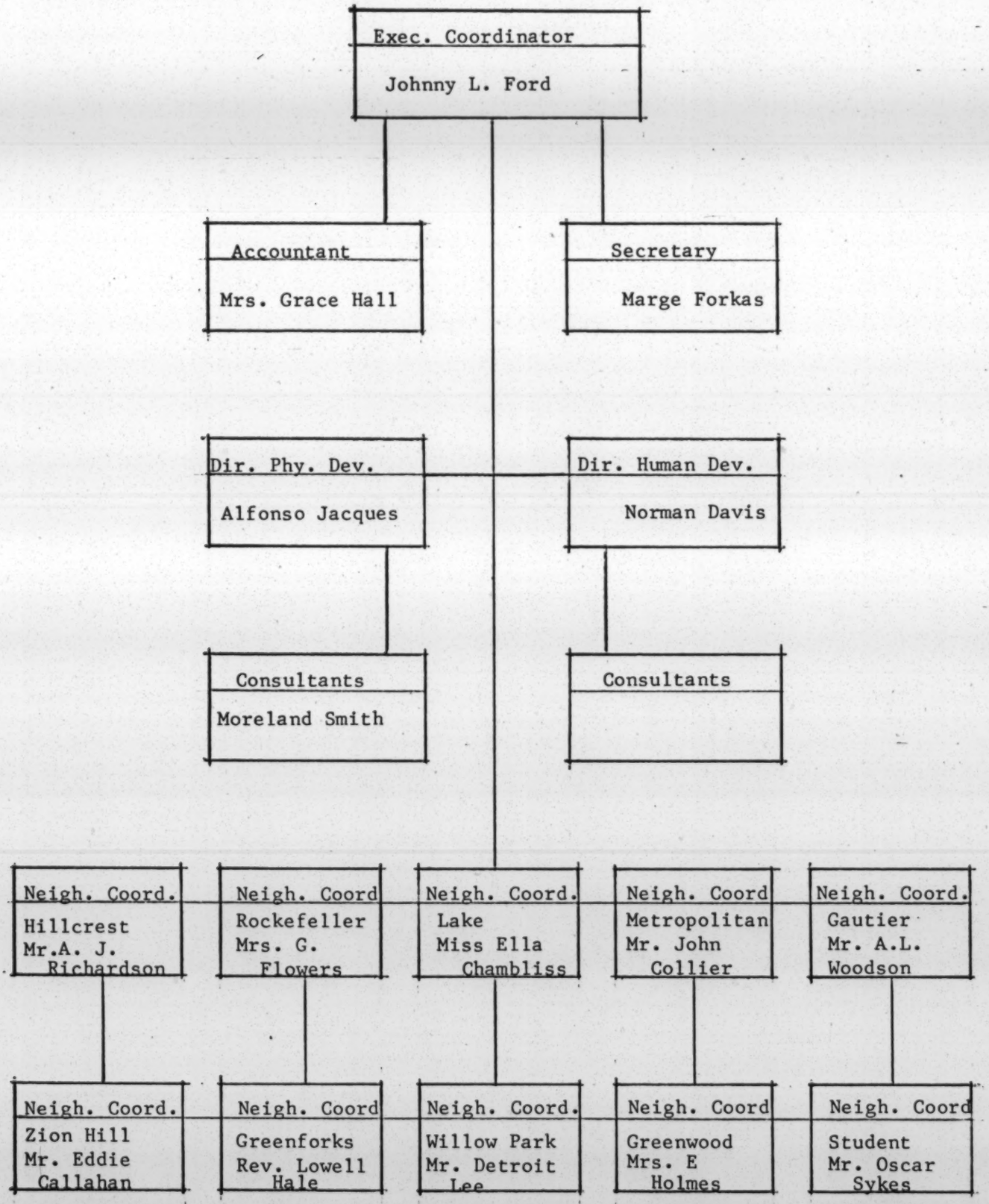
Executive Coordinator & Commission
Executive Coordinator & Commission
Executive Coordinator & Commission
Executive Coordinator
City Executive Coordinator
Staff & Local Consultants
Executive Coordinator
Executive Coordinator & Commission
Staff & Commission

Director Human Resources & Neighborhood Coordinator
Director Human Resources & Director of Physical Devel.
Director Human Resources & Director of Physical Devel.
Director, Physical Development
Research Task Force & Consultants
Research Task Force & Consultants
Advisory Committee & Staff
Advisory Committee Staff & Commission
Staff & Commission
Staff & Commission
Staff, Advisory Committee & Commission
Staff, Advisory Committee & Commission
Advisory Committee & Staff

Advisory Committee, Staff & Commission
Advisory Committee, Staff & Commission
Consultants, Commission & Staff
Staff, Consultants & Commission
Consultants, Commission & Staff
Executive Coordinator, Staff & Consultants

SOURCE OF FUNDS	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT.	NOV.	DEC.	JAN.	FEB.	SUB.-TOTALS
N.F. Budget-Local	3,963,33	1,663.33	1663.33	1163.33	1563.33	1063.33	1163.33	1063.33	1263.33	2563.33	1063.33	1063.37	19,260
M.N. Budget-Federal	8,634.99	5,216.80	5116.80	5116.80	5396.80	10916.80	5616.80	8616.80	5816.80	5616.80	5716.80	5217.01	77,000
Other Federal													
Other Local													
TOTAL	12,598.32	6,880.13	6780.13	6280.13	6960.13	11980.13	6,780.13	9680.13	7080.13	8180.13	6780.13	6280.38	96,260

TUSKEGEE MODEL CITIES ADMINISTRATIVE STAFF STRUCTURE



AGENCY PARTICIPATION IN MODEL CITIES PLANNING

NAME OF AGENCY

	POLICY BOARD	ADMINISTRATIVE STAFF
COORDINATING POLICY BOARD: MODEL CITIES COMMISSION	**CITY GOVERNMENT** TUSKEGEE CITY COUNCIL PRESIDING OFFICER - MAYOR C.M. KEEVER MAYOR PRO-TEM - F.J. TOLAND REPRESENTATIVE - A.C. BULLS, JR. MAYOR SUPERVISES ALL DEPARTMENT HEADS C.M. KEEVER	COORDINATING ADMINISTRATIVE STAFF: MODEL CITIES STAFF - J. L. FORD - COORDINATOR A. N.E. DAVIS
	COUNTY GOVERNMENT MACON COUNTY BOARD OF REVENUE CHAIRMAN - J.A. PARKER REPRESENTATIVE - H.L. WEBB COUNTY STAFF	
"HOW WILL THE MODEL CITIES COMMISSION COORDINATE THE ACTIVITIES OF ALL MEMBER AGENCIES AND KNOW WHAT THE PEOPLE WANT?"	**HEALTH DEPARTMENT** BOARD OF HEALTH (WHICH IS THE BOARD OF CENSORS FOR THE MACON COUNTY MEDICAL SOCIETY) CHAIRMAN - DR. L.C. MCRAE REPRESENTATIVE - DR. C.G. HESTER (ALTERNATE - MR. W. PACK) HEALTH OFFICER - DR. R. BERRY SANITARIAN - MR. W. PACK	"HOW WILL ALL THESE ADMINISTRATORS WORK TOGETHER TO COORDINATE THEIR PROGRAMS?
	WELFARE DEPARTMENT BOARD OF PENSIONS & SECURITY CHAIRMAN - J.T. DANIEL, JR. REPRESENTATIVE - J.T. DANIEL, JR. DIRECTOR - MRS. R. WINNINGHAM	EACH AGENCY DIRECTOR WILL DELEGATE SOME STAFF TIME TO THE MODEL CITIES PROGRAM. IN THIS WAY THE MODEL CITIES STAFF WILL KNOW WHAT ALL AGENCIES ARE DOING AND WILL HELP EACH AGENCY DEVELOP PLANS FOR MANAGING IMPROVED DELIVERY SYSTEMS AND FOR INTRODUCING NEW SYSTEMS AND HOW TO FINANCE THEM. SINCE THE MODEL CITIES STAFF WILL KNOW WHAT ALL AGENCIES ARE DOING, THEY WILL BE ABLE TO HELP AGENCIES TO AVOID DUPLICATING SERVICES.
A REPRESENTATIVE FROM THE POLICY BOARD OF EACH MEMBER AGENCY SITS ON THE MODEL CITIES COMMISSION. THE COMMISSION'S JOB IS TO LISTEN TO RESIDENTS, DIRECTLY - THROUGH THE COMMISSIONER REPRESENTING A MODEL NEIGHBORHOOD - AND INDIRECTLY - THROUGH THE TASK FORCES, AND TO PLAN WITH RESIDENTS FOR A BETTER COMMUNITY. THE COMMISSION'S JOB IS TO DISCOVER FROM CITIZENS WHICH SERVICES ARE ANTHM TO DO IT.	**DEPARTMENT OF EDUCATION** BOARD OF EDUCATION CHAIRMAN - B.O. DUKE REPRESENTATIVE - J.H.M. HENDERSON SUPERINTENDENT - MR. J. WILSON	
	COMMUNITY ACTION AGENCY COMMUNITY ACTION COMMITTEE CHAIRMAN - B.D. MAYBERRY REPRESENTATIVE - F.L. WASHINGTON, DIRECTOR DIRECTOR - MR. F.L. WASHINGTON	
	HOUSING AUTHORITY HOUSING AUTHORITY CHAIRMAN - W.L. LASSITER REPRESENTATIVE - (MRS.) E.H. YAMAGUCHI DIRECTOR - MR. W.P. MITCHELL	
	PLANNING DEPARTMENT PLANNING COMMISSION CHAIRMAN - H.W. WEBB REPRESENTATIVE - Q.E. GAILLARD MR. S.D. DAVIS?	
	TUSKEGEE INSTITUTE PRESIDENT L.K. FOSTER REPRESENTATIVE - E.L. PRYCE DEPARTMENT HEADS	

Review of Charlotte - Model Neighborhood Proposal

(dated April 28, 1967)

Stanford R. Brookshire, Mayor

1960 City pop. was 201, 664

Model Area Contains 25,784

City contains 56,571 Negroes

Model area contain 20,100 Negroes (36%)

Area incl. 1,560 acres (3.8% of city area)

8,017 DV's (3,822 subst.) (47%)

18.3% are homeowners in area (532% city)

2 Urban several projects in area (First Ward and Greenville)

City Mgr. is William J. Veeder (704) 376-0731

Grant requested was $100,158 ($172,000 approved and being requested in revised submission)

Planning period is 9 months

Mayor las Community Relations Committee, Wholesaling, distribution, manufacturing lead, economy

Model Neighborhood incl. Greenville, Bilmont Villa Hgts, First and Fourth Ward Areas, and Piedmont Courts and Fairview Homes P4 projects. Over 44% of families earn under $3,000 Health problems exist.

Form functional admission of Model Cities Components:

1) Public facilities and services

2) Housing and Relocation

3) Social Services

4) Education, manpower & Econ. Develop.

Innovative Characteristics

1. Hand-Lease program
2. Relocation Half-Way House
3. Resident Planning Aide
4. Physical and Human Renewal Data Center
5. Planned Unit Zoning
6. Community Police Officers
7. Public Agency Transportation System

Admin. Machinery

6 Man Executive Board proposed (2 city and 2 county, 1 Board of Education) - changed in last 3 weeks to 15 (above 6 plus 9 more - include 6 from neighborhood and 3 at large)

John E. Ziudema is Executive Director of Charlotte Area Fund - William E. McIntyre is Planning Director (Charlotte - Mecklenburg Planning Commission)

Admin. machinery - (Charlotte Model Neighborhood Agency-CMNA)

Agency organization is designed to:

1) Provide for effective coordination of all the public and private agencies involved

2) Provide for vital and effective citizen participation in both program planning and execution

Executive Board (Non-Commission)

6 member (now 15)

Joint Administrative Board

City Manager, County Manager and School Superintendent

Executive Director becomes "Assistant Manager" or "Assistant Superintendent"

Executive Director

Appointed by the Executive Board upon recommendation by Joint Administrative Board. He forms staff under policies of Executive Board

Model Neighborhood Council

18 organizations identified (can increase) to assist and advise the CMNA - CMNA proposals will be presented to the Council twice - 1) preliminary draft, 2) prior to submission to Executive Board - Executive Director of CMNA to make written report of Council's comments, suggestions and recommendations - members of the council will be notified of all Executive Board meetings. In the event of serious disagreement,

the Executive Board will write the Chairman of the Council to report Council's news

Southern Regional Council
January 9, 1968

DRAFT

PROPOSAL FOR MODEL NEIGHBORHOOD PLANNING PROJECT

Introduction

I. Statement of Need

II. Objectives

III. Proposed Program

A. Services ~~(state resources of SRC, CF&A, etc.)~~

B. Procedure

C. Resources Available

IV. Cost

APPENDIX I: Memorandum of Charlotte Field Trips

APPENDIX II: Statement describing Candeub, Fleissig & Associates

APPENDIX III: List of cities to be included in project

DRAFT

PROPOSAL FOR MODEL NEIGHBORHOOD PLANNING PROJECT

Introduction

Our thesis is that direct professional services are needed by neighborhood participants in the Model Cities Program and perhaps in other planning programs for neighborhood and community improvement. This proposal has been drawn up to state this need, state the objectives and a proposed program for meeting this need and to present other aspects of undertaking the proposed project.

I. STATEMENT OF NEED

Historically, planning in the South has filtered down to the people through city hall and other official or semi-official agencies. Frequently the advice of neighborhood participants has been sought only in a condescending and paternalistic manner and the neighborhood people have very infrequently had access to resources with which to evaluate and make alternative suggestions to city proposals. The need is one of improving communication and participation by neighborhood people through their leadership. The desire is not to circumvent the due process of local government but rather to improve it through giving citizens the tools with which to communicate. In

the past opportunities for participation per se may have been available to area residents but no responsible professional knowledge free of control by existing well established interests has been available. This project is intended to meet this need.

II. OBJECTIVES

The first objective is to assist in making the model cities program more effective in southern cities through better citizen involvement (by involvement we mean access to direct professional advice, and access to alternative proposals). Secondarily the objective is to learn the ways in which the model cities program and urban improvement programs generally can be improved or strenghtened. This improvement may take place through administrative or legislative changes in existing programs or through the initiation of entirely new programs.

In the process of fulfilling the first objective above we feel that we will derive the information necessary to fulfill the second objective.

III. PROPOSED PROGRAM

Outlined below are the services proposed to be made available to neighborhood leadership in all Model Cities in the South,

procedures for providing such services, and a description of the resources available through the Southern Regional Council to provide such services.

A. Services

The Southern Regional Council proposes to serve as consultants to the indigenous leadership of model neighborhoods in the South where such assistance is desired. Services to be provided will be for one year and will include:

1. Assistance in communications among neighborhood leadership (this will help where local leadership is splintered and will be directed toward making it less splintered - the infusion of sound professional advice should have this effect).

2. Assistance in communications between neighborhood leadership and official agencies, both local and regional (to help facilitate the understanding of the program and to lubricate the channels of operation in the interests of the neighborhood people).

3. Assistance to neighborhood leadership in the evaluation of proposals by official agencies for the model neighborhood and, if necessary, the preparation

and presentation of alternative proposals, where needed. Major areas of consideration are listed below:

a) Physical Improvements
b) Housing
c) Transportation
d) Education
e) Manpower and Economic Development
f) Recreation and Cultural Activities
g) Crime Reduction
h) Health
i) Social Services and Public Assistance
j) Public Facilities and Services
k) Citizen Participation
l) Scheduling of Activities
m) Resource Allocation
n) Other Program Elements

B. Procedure

The project will be under the jurisdiction of the Director of the on-going Urban Planning Project of the Southern Regional Council and coordinated with SRC's other on-going projects including voter registration, community organization, labor-education and crime and correction. Adequate staff resources will be provided by SRC to fulfill all project requirements. The director of the urban planning project will provide overall leadership and give this his personal attention. The Southern Regional Council will fund

one staff person (or two people part-time) in each city to represent SRC and to serve as a clearing house for the day-to-day ideas of the neighborhood leaders, to the extent possible.

Relationships with the community are expected to follow the procedure outlined below, in general:

1. SRC and its associated consultants will participate in a series of initial meetings with the leadership of the model neighborhood area in the subject city to assist such leadership in learning of the project and to gain their initial confidence and cooperation. Only if the neighborhood leadership desires assistance will it be provided. The staff person to be placed in the field by SRC will be selected through the advice and assistance of the local leadership group. He will be a resident of the subject city.

2. SRC will respond to requests for assistance by the leadership group directly or through the SRC representative as described above in the services section. In addition, SRC will make periodic visits to the city to observe the progress of the program and evaluate its progress.

3. If necessary, SRC will meet with Federal representatives, city representatives and neighborhood leadership in Atlanta or Washington for the purpose of furthering the program and improving citizen participation.

4. SRC will also serve as a resource by telephone and letter for everyday problems that may arise.

5. Upon completion of the one year service period, SRC will prepare a report describing the activities undertaken and setting forth recommendations for changes or improvement needed in Model Cities legislation or administration.

C. Resources Available

In addition to its own staff, the Southern Regional Council proposes to engage Candeub, Fleissig and Associates, planning consultants, and other consultants, as necessary, to assist with the project. A description of this firm and its experience and expertise in the disciplines required by this project are attached hereto. It is anticipated that Candeub, Fleissig and Associates will be able to provide the major services necessary and identified at this time. In the event that they are unable to provide complete services in any

area or have a conflict of interest or other reservation about providing such services, SRC will engage other resources to perform such services.

IV. COST

The cost of the proposed one year project is estimated by major categories below.

A. Staff

- Additional staff person or persons in Atlanta Office of SRC $20,000
- SRC staff person and secretary in each subject city ($10,000 x 15 cities)..... 150,000

B. Overhead

- No overhead of the SRC Atlanta Office except telephone would be charged to this project. Telephone service to the 15 cities is estimated at $200/mo. x 12 months..... $2,400.
- Overhead for the staff in each city is estimated as follows:

Office Space - $100/mo. x 12 =	$1,200.
Telephone $50/mo. x 12 =	600.
Utilities & services $50/mo. x 12 =	600.
Office supplies	300.
Furniture & equipment	1,500.
	$4,200. x 15 cities = $63,000.

Total Line B = 65,400

C. Consulting Services

Candeub, Fleissig & Associates preliminary estimate for consulting services including labor, travel and materials is $20,000/city 300,000

D. Travel

Travel and subsistance by SRC personnel is estimated at $2,000/city 30,000

E. Reports

SRC proposes to prepare and print some informational materials for distribution in each city as the program progresses. It is also proposed to produce a separate report containing the findings and recommendations for each city. These materials and reports are estimated to cost $2,500/city..... 37,500

A summary report discussing the entire project is estimated to cost..... 3,500

F. Legal Services

A lump sum of $5,000 is budgeted for legal services to be used as required in each city and to

	review proposed legislative and administrative recommendations.....	5,000
G.	Sum of Items A - F	611,400
H.	Contingency (10%)	61,140
I.	Total Budget	$672,540. rounded to: $670,000.

APPENDIX I: Memorandum of Charlotte Field Trips

APPENDIX II: Statement describing Candeub, Fleissig & Assoc.

APPENDIX III: List of Cities to be Included in Project

1. Model Cities in the South

The following cities are all within SRC's definition of the "Whole South" and all were recently approved by HUD to participate in the Model Cities Program. These cities would be included in the study:

- Huntsville, Alabama
- Texarkana, Arkansas (see also Texarkana, Texas below)
- Dade County (Miami), Florida
- Tampa, Florida
- Atlanta, Georgia
- Gainesville, Georgia
- Charlotte, North Carolina
- Nashville-Davidson County, Tennessee
- Smithville-DeKalb County, Tennessee
- Eagle Pass, Texas
- San Antonio, Texas
- Texarkana, Texas
- Norfolk, Virginia

2. Model City Outside of the South

It is proposed to include St. Louis, Missouri, a Model City located outside of the "Whole South" as a control case.

3. Non-Model City

It is also proposed to include a non-model city where a similar program is proposed by local government. This city might be Louisville, Kentucky; Chattanooga, Tennessee; or Memphis, Tennessee; also as a control case.

AC
FYI
- RC

THE FOURTEENTH STREET AREA

An Interim Study Made By

COMMUNITY COUNCIL OF THE ATLANTA AREA, INC.

August 1969

Prepared by:

Duane W. Beck
Executive Director

Approved by:

Executive Committee
September 4, 1969

INTERIM REPORT ON THE FOURTEENTH STREET AREA
ATLANTA, GEORGIA
August 1969

The neighborhood under discussion has boundaries of Charles Allen Drive on the East; Piedmont Park on the North and East; Sixteenth, Seventeenth and Peachtree Streets on the North; Spring Street on the West, and Ponce de Leon on the South.

It is estimated that some 20,000 people, mostly young, single or divorced, live in this area. Because of the high transiency rate in this area, only rough estimates can be made as to the different groups of people who live here. The staff at the Twelfth Gate Coffee House estimate that some 5,000 students attend various technical and specialty training schools, such as Massey Business College. It is estimated that another 5,000 young people attend the various colleges and universities located throughout the Atlanta area. Approximately 5,000 people who could be classified as white-collar workers also reside in this area. There is another group classified as older working and non-working people. This number is not known. Also, there may be as many as 1,000 individuals who are interested in the arts residing there.

The longhaired or hippie population is estimated at about 3,000, and this report is concerned to a great degree with this group because it is so obvious in its presence.

There appears to be no single value system which prevails in this area. Many of the young people are developing different living patterns and life styles, and this is not restricted to the hippie population. This appears to be an area in which many differences in style of living are permitted. One characteristic remark is, "This is one of the few places in Atlanta where individuals can learn to be people and relate to one another as people." It is characterized by a rejection of material possessions and a "slower pace" of life.

The area seems to have changed rather rapidly. Most of the young people who live in this area are in effect rejecting a pattern of living. They appear to be highly intelligent--perhaps some of the brightest young people to be found in the metropolitan area. The young population is questioning the values of the general society vaguely classified as middle-class. An observer will continually hear phrases such as a "society based on love and cooperation must be developed." There is constant referral to the material-oriented society as the "sick society."

In these conversations one is impressed with the determination of many of the youngsters to change the society in which they live and they feel it can only be done while they are young.

There appears to be a widespread usage, both within the hippie colony and among the other young people, of the psychedelic drugs. Marijuana, better known as "grass," and LSD seem to be the most

popular. Among the more experienced hippie population there is a great fear of the hard narcotics. Heroin and methedrine (speed) are called killers and people are urged not to get involved with them. Some of the longer-term residents in the hippie colony have reported that a year and a half ago there were very few hard-narcotic addicts in the area. But there has been an increase in numbers of heroin and speed users and an increase in number and intensity of "pushers" of these drugs.

The area within this neighborhood which is best known to the "straight" world is Peachtree Street between Eighth and Fourteenth Street and Fourteenth Street itself. It is along these two streets, both of them heavy traffic arteries, which the longhaired population, or street people, are seen. The Peachtree area especially could be characterized by the observer as being an open-air theatre in which the longhaired people serve as actors and draw thousands of people from outside of their area to see and observe what is going on. The longhaired people go out of their way to put on a show for the sight-seers. The type of exchange which goes on between the longhaired population and the sight-seers could best be summarized as that of mutual baiting. The longhaired population takes great delight in "freaking" the sight-seers in the area.

The type of business activity in the area is changing. Very little of the business is controlled or owned by the hippies. There

appears to be a great deal of permissiveness in the kinds of movies which are shown in this area and in the kind of literature which is now being sold as opposed to a year and a half ago. It is not the hippie population which patronizes these theatres or buys this literature. Another phenomenon recently occurring is the development of topless or go-go bars in the area. Again, these are not operated or owned by the hippie community but by other business interests. It is reported that girls from the hippie community do dance in these bars but this is because they need work and their participation in this kind of "business activity" is called exploitation.

A huge structure is being built on the corner of Fourteenth and Peachtree Streets called The Colony. It has become a target of hostility in the hippie community. It is felt that the group of developers behind this project has organized a conspiracy to eliminate the hippie population from the community.

Among the hippie colony one can find people from all over the United States and a very large number of youngsters from the Atlanta area. Many Atlanta youngsters from Northwest Atlanta, Fulton and DeKalb Counties and Buckhead have come to live in this area. Some of these youngsters are in conflict with their parents and could be classified as runaways, although it is reported that a number live in the area with allowances from their parents. It is reported that there are a number of thirteen-fourteen-year-olds, boys and girls,

residing here and experimenting with drugs. Another group called the weekend or commuter hippie moves in and out of the area. They are attracted to the area, experimenting with drugs and it is reported they are carrying drugs back to the suburban communities in Atlanta.

The Community Council became involved because after the raid on Fourteenth Street in which an estimated 200 young people were arrested, there was increased tension and much talk of violence. It is known that there are a number of SDS (Students for Democratic Society) members using the tensions to advocate violence and attacks on the police force. There is no indoor meeting place for the hippies so there have been meetings in an open area behind an establishment called Atlantis Rising. The exhortations toward a violent confrontation with the police have led some of the more stable members of the hippie community to seek connections with the "straight" world in an effort to decrease the pressure from the police and also to deal with some of the problems which the members of the hippie community have.

As an observer on this scene talks with members of the long-haired community, one is presented with many examples of selective and repressive enforcement by the Atlanta police force. On the other hand, one is also told of the policemen who have some understanding of the community itself and work well with the hippie community. One of the detectives, a man called Pate, is referred to by almost every resident with whom a conversation has been held. There is a feeling

that Detective Pate was transferred because he understood too well the problems of the community. Two additional officers now operating in the area are also said to be quite understanding of the problems of the people in that area. A prediction is made that these two officers will also be transferred. There is an accusation made against the police that their enforcement tactics are directed toward the users of psychedelic drugs and that few if any arrests are made of the hard-narcotic users or the pushers. The conclusion that has been reached by many of the hippie community is that the police are part of a conspiracy to drive them out of the community.

In addition to the police raids on drugs and drug-users, the hippie population reports that outsiders—"rednecks"—come into the community, drunk, disorderly and sober and openly assault members of the hippie community. If police are called in or notice the hassle, the odds are that the longhairs will be arrested and that the disorderly straight people will be let go. Recently there was an incident of gunfire from cars into a crowd of people and into a head shop on Eighth Street. It was reported in both instances that the members of the hippie community were arrested. Certain members of the hippie population have reported that physical beatings are administered to the longhaired street people and that women in the area are being raped. There is a great deal of resentment toward the people who come into the area looking for women for immoral purposes.

A result of all this discussion is that members of the community have cited lack of police protection, police harassment, discrimination in jobs, lack of trash and garbage collection, ill health and lack of recreation and meeting facilities as major problems in the area. To deal with these problems it has been suggested that the hippie community start a community citizens' patrol in order to protect themselves from the outsiders who come in. One side observation is that the motorcycle riders (bikers) who frequent the area and the hippie community at one time hassled constantly until some understanding was reached. However, the community patrol is directed at the outsider who now comes in and perpetrates activities characterized as typical KKK assaults which formerly were perpetrated in the black community.

The longhaired people state that job discrimination is prevalent and what they would like to have is their own job development and referral center. They also indicate there is no facility in which they can meet or have music concerts. Since they are barred from the park and from street areas in the community they are without any kind of community facility in which they can display their talents. Music, light shows and graphic art shows are considered to be the latest in forms of culture and entertainment.

One of the members of the community reported that the hippie population is facing a survival situation. The activities of the

police force are threatening to many of the young people and those who are inclined to violence are beginning to listen to those who advocate violence as a technique of exposing the decay of the "middle-class" society. The people thoroughly endowed with the "love"philosophy of the hippie movement are inclined to retreat from violence and provide at this time a major strength in preventing any violent activity. The more gentle members of the community cannot be organized into violent activity. Continued police activities can, however, drive many of these people out of the area, leaving a vacuum in which violent activity and confrontation with the police could occur.

Numerous residents of that area have indicated that if violence does occur a large number of Atlanta middle-class youth in the area will be involved and some of them will be injured, perhaps killed. One of the remarks made is, "Man, these are your kids." One question asked was, "Are the adults in our society getting out of hand?" This was said in all seriousness and is a reversal of the question that adults in the Atlanta area are asking, "Are the youth getting out of hand?" Many of the young people—not only the hippie population—feel that our highly competitive, aggressive society is moving down the road to self-destruction. They believe that the only way to save the society is to change it into a cooperative society in which people have respect for one another. They feel that this respect is lacking

and that the discrimination and harassment of the longhaired community is an example of the inability of the greater society to tolerate differences.

Those people who have been observers of the hippie scene in many areas—both hippies and non-hippies—point to the Haight-Ashbury area of San Francisco as an example of what will happen in Atlanta. It is said that the harassment by the San Francisco police drove the true hippie out of the Haight-Ashbury area, permitting organized crime to push hard narcotics and convert the area from one which was truly an experiment in new patterns of living to a totally unacceptable, high-crime-rate slum area. The hippie community has written off Haight-Ashbury as a total loss. It is reported that present law enforcement tactics in this community will drive off those people who are committed to non-violence, allowing the development of an area in which hard drugs are pushed and used and that this will in turn increase the crime rate because $100-$200 per day addictive habits are supported mainly by criminal activity. It is said that the present policy of the city will ultimately lead to the deterioration of the Fourteenth Street area, increase the crime rate, and in turn drive out all responsible people.

It is reported that the other society does not understand and makes no attempt to understand what is going on in the hippie community. The primary fear is related to drugs. It is reported that

businessmen in the community and real estate developers are pressuring the police force to harass the hippies and that this, combined with the fear of drugs, is creating great pressures on the city administration to move along with current policy. It is said, however, that some parts of the business community are thriving on the outsiders who are drawn into the area because of the permissive activity allowed and because of the uniqueness of some of the merchandise that is sold in some of the stores on Peachtree.

A year ago the city of Boston was faced with a similar situation. The area selected by the hippie community for occupation was around the Boston Commons. In the summer of 1968 this area was inundated with thousands of "hippies." It is reported that the police stepped up their arrest rate in order to contain the hippies, creating tension. The influx created an attractive nuisance which drew in outsiders, especially belligerent groups such as motorcycle riders. There were a number of beatings inflicted upon the hippie community.

A city councilman and attorney, John Saltonstall, was a resident of the Beacon Hill area into which the hippies moved. It is reported he was a first-hand observer of some of the police tactics and also the beatings inflicted upon the hippies. A leading Republican lawyer, John Sears, was a resident of the area. The present mayor of Boston, Kevin White, is also a resident of the

Beacon Hill area. It is reported that these men were instrumental in changing the policies of the police force. A curfew was imposed upon the Commons and a community patrol, composed of the hippie community, was instigated with the knowledge and cooperation of the police.

As in the case of every other hippie community, the outside community had little understanding of the hippies. It is reported that a psychologist, Dr. Stanley Kramer, was hired by the mayor in the summer of 1968 to be his personal observer and adviser in developing city policies in regard to this problem. The health problem in this area of Boston also became acute and the administrator of Massachusetts General Hospital, Dr. John Knowles, developed treatment clinics for the hippie population—also a policy change.

As a result, the area near the Boston Commons has not degenerated into a high-crime area and a high-narcotics area as did the Haight-Ashbury.

Special attention must be called to the health problems of the population in this area. In talking with some volunteer physicians who work with the Twelfth Gate and operate a clinic two nights a week, it is reported that infectious hepatitis is endemic to this area and reaching epidemic proportions. Hookworms, pinworms, and malnutrition are prevalent. The clinic has treated people for cut feet, injuries incurred as a result of beatings and for venereal

infections. Members of the hippie community, because they are using psychedelic drugs, are afraid to reveal themselves to the official institutions. There is no evidence that the Fulton County Health Department has developed any kind of program to deal with these health problems. Grady Memorial Hospital is used as a place of last resort because of the attitudes of many people at Grady regarding hippies and the old fear of being found out as drug users.

After talking with a number of people in the area who are trying to do something about the various problems, it is this observer's opinion that no existing institution in the community is prepared, because of its attitudes or traditional delivery methods, to develop a service program in this area. Members of the community itself have rebelled against organization and structure and are very skeptical about participating in even a self-controlled organization which might deal with some of these problems. Those who are or could be leaders are sensitive to the fact that they may be getting too far away from some of their followers and will retreat from leadership positions if there is any hint of criticism.

The typical type of structure which provides services and programs does not appear workable in this area. Part of the code of the people who live in this area is that they will not tell on others and fear that organization will lead them into "ratting." They feel that the runaways in the area, because of some of the

contacts they have had with parents who have come into the area looking for runaway children, have a real beef with their parents and under no circumstances, unless both parent and the child are ready, will they tell parents where children are located. Yet, many of the older hippies indicate the thirteen to fifteen-year-old youngster in this community is a definite threat to them because of indiscriminate use of drugs. The indiscriminate use of drugs is also reported by physicians. Parent-children problems were illustrated by one of the workers at Twelfth Gate who said he was approached by a parent and offered money to locate his child and tie him up so that he (the parent) could come and get him and take him home. The same worker said he was recently called by a child who said his father was traveling in the community, that they were going to have a conversation and he needed a referee and requested that one of the workers from Twelfth Gate come down and perform that role.

All this indicates a breakdown in communication between parent and children and a disintegration of the family in the suburban, middle-class communities. The extent of this breakdown is not known. However, the large number of youngsters who come into this area would lead one to believe that the middle-class family structure is suffering from the pressures of the society.

The Twelfth Gate Coffee House staff has enumerated some eighty different types of problems which are prevalent in this area. The major of these is the breakdown in communication between members of the 17-25 year community and the hippies with the greater society. They feel that the business community and the political leaders of the city are attempting to deal with this community and develop policies without having any understanding of how that community works or how the young people feel. An observer from the outside community begins to feel that in many instances the Twelfth Gate group has struck on the primary problem. Those who set policy for the community do not know how the Fourteenth Street area operates. It has been suggested by different observers that the "straight" community and the Fourteenth Street community must find ways of talking with each other before a better policy can be developed by the city.

"Hippie residents have indicated a desire to help work out solutions to the "runaway" problem and the drug-use problem. They say that the "straight" community cannot solve these problems without their help, yet offers to help have been turned down.

There are many accusations and unsubstantial rumors, especially about police harassment and a lack of police protection accorded residents. There are enough stories to indicate substance and raise questions in regard to the police. Since the testimony

of "hippies" is likely to be discounted, it appears that an impartial group of community citizens might have to act as observers to restore full confidence in our police force.

Moreland,

I honestly don't know how to evaluate this because I don't know the psychological approach to the Ford Foundation. If they avoid the controversial, then this is the ticket. But if they really want to get down to the nitty-gritty, to be really convinced that they are needed in the poverty program, this doesn't say much.

Does the Model Cities Program in itself tell what these people need to know? Do they know facts and figures on housing problems -- exhorbitant rents, lack of upkeep, zoning violations, restrictions against Negroes, number of housing units demolished vs. number replaced by Urban Renewal? Is fighting this part of your job?

It seems to me that your greatest value would be in bringing these atrocious conditions to the limelight so that legislative action could follow, as it did in the other acts of the CN bills of 1964 and 5.

(A)

Review of Charlotte Model Neighborhood Report
(dated April 28, 1967)

Stanford R. Brookshire, Mayor
1960 City pop was 201,664
Model area contains 25,784
City contains 56,571 Negroes
Model area contains 20,100 Negroes (56%)
Area incl. 1,560 Acres (3.8% of city area)
8,017 DU's (3,822 subst.) (47%)
18.3% are homeowners in area (55% city)
2 urban renewal projects in area (First Ward and Greenville)
City Mgr is Wm T. Veeder (704) 376 0731
Grant requested was $102,158 ($172,000 approved and beg requested in revised submission)
Planning Period is 9 months
Mayor has Community Relations Committee
Wholesaling, distribution, manufacturing lead economy

Model Neighborhood incl. Greenville, Belmont-Villa Hgts, First + Fourth Ward areas, and Piedmont Courts + Fairview Homes PH projects
Over 44% of families earn under $3000
Health problems [illegible]

Four functional divisions of Model Cities [illegible]:
1) Public Facilities and Services
2) Housing + Relocation
3) Social Services
4) Education, Manpower + Econ. Development

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Innovative Characteristics

1. Land-Lease Program

2. Relocation Half-Way House

3. Resident Planning Aide

4. Physical & Human Resource Data Centers

5. Planned Unit Zoning

6. Community Police Officers

7. Public Agency Transportation System

Admin. Machinery

6 man Ex. Bd. org proposed (2 city, 2 county, 2 Bd of Ed)
changed in last 3 wks to 15 (above 6 plus 7 more
incl. 6 from neighborhood & 3 at large)

John E Zuidema is Ex. Dir. of Charlotte Area Fund
Wm E. McIntyre is Plan Dir
(Charlotte-Mecklenburg Plan. Comm)

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Review of Application (con't)

Admin. machinery (Charlotte Model Neigh. Agency CMNA)

Agency Organization is designed to

1) provide for effective coordination of all the public & private agencies involved

2) provide for orderly and effective citizen participation in both program planning & execution.

Executive Bd (now Commission)

6 members (now 15)

Joint Admin. Bd

City Mgr, Co. Mgr & School Supt

Executive Director becomes "asst mgr" to City & Cnty Supt

Executive Director

Appt by the Ex Bd upon rec by Jt Ad Bd

the forms [illegible] of Ex Bd

Model Neighborhood Council

18 organizations identified (can increase) to assist & advise the CMNA

CMNA proposals will be presented to the Council twice 1) prelim. draft 2) [illegible] to submission to Ex Bd

Ex Dir of CMNA to make [illegible] of Council comments, suggestions & [illegible]

Members of the Council will be notified of all Ex Bd mtgs. In the event of "serious" disagreements, the Ex Bd will invite the Chairman of the Council to report Council views.

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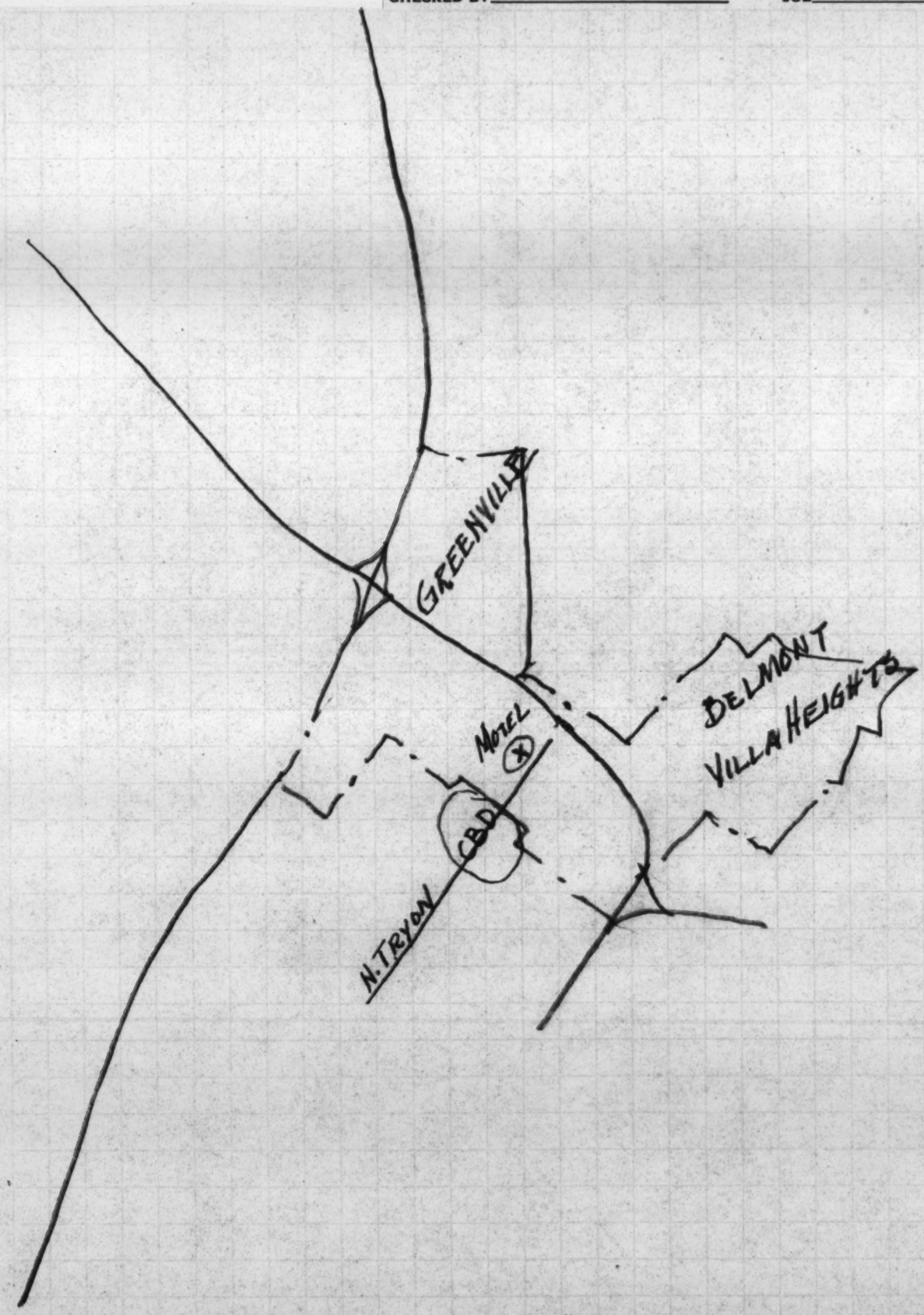
Moreland Griffith Smith FAIA
P. O. Box 494
Atlanta, Georgia 30301

Moreland Griffith Smith FAIA
P. O. Box 494
Atlanta, Georgia 30301

DEPARTMENT _____ SHEET NO. _____
COMPUTED BY _____ DATE _____
CHECKED BY _____ JOB _____



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DEPARTMENT
COMPUTED BY
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SHEET NO.
DATE
JOB

File

MODEL NEIGHBORHOOD, INC. - a non-profit corporation of residents of Mechanicsville, Summerhill, Pittsburgh, and Peoplestown.

WE HAVE A DREAM TOO -

For 2 vacant lots, cleared by the Atlanta Housing Authority for Urban Renewal, in the midst of the low-income community which is our home..

The dream is

A SHOPPING CENTER, developed and operated by us with small business tenants, operated by people from our community, to bring money, jobs, beauty, pride, independence to our community.

In order to realize this dream, these steps must be taken:

1. The land must be purchased from the Housing Authority ($216,000).

2. In order to purchase the land, not only is it necessary to have the money but a plan for the development of the land must be provided the Housing Authority.

3. In order to develop plans, it is necessary to have the services of technicians, economists, planners, architects, lawyers and financiers- and somebody to fit these services together.

4. Technicians have been generous with their services but the time comes when actual costs of materials must be paid so that definite, specific, written proposals can be presented to various businesses and organizations which are interested in helping such community developments but which must have a definite proposal to react to.

5. Several national concerns have responded favorably to preliminary proposals but no loans or grants can be made until specific, concrete plans can be put in their hands. These must include such items as number of square feet to be leased, costs per square foot, prospective tenants and prospective rates, etc. These require now the full services of experts in these areas.

6. This is the point at which in normal business development, the individuals or corporation planning the development would put up about $50,000 of their own capital.

7. We, nor any individuals who live in this area, have no such capital. We have no collateral for such a loan, until we get the land. We cannot get the land until we can produce a plan.

8. We have a 6- day option on the land, through a loan from the Trust Co. of Georgia, which the Trust Co. was willing to make when we deposited enough to cover interest on the money for 60 days, (if anything should happen and the plan not go through, the money would be returned to the Trust Co. with the 5% interest already guaranteed).

PRESENT SITUATION:

1. Housing Authority has agreed to the purchase of the land, subject to final plans and satisfactory arrangements for financing.

2. An insurance company has informally agreed to 100% financing of the land and the construction of the shopping center, subject to our securing tenants that will guarantee the corporation enough income to meet the notes.

3. We want to have local tenants, as far as possible, rather than renting all the space out to business owned by outsiders. We recognize the need for one or two major tenants that can guarantee income, but we are determined that even these corporations must provide opportunities for jobs and training for the neighborhood.

4. The job at hand is to follow up on preliminary contacts with prospective tenants, negotiate rentals, complete final construction plans so that prospective tenants can be approached intelligently, and coordinate all the phases of the project.

5. THE TIME HAS COME WHEN PART-TIME VOLUNTEER HELP, WORKING AT THIS IN SPARE TIME FROM OTHEE FULL-TIME PROFESSIONAL JOBS, IS NO LONGER ADEQUATE.

A PROPOSAL HAS BEEN SUBMITTED TO A FUND IN NEW YORK, on which approval is expected, but the wheels of bureaucracy grind slowly, and by July 13, all final arrangements must be completed.

People have become so organization-minded and foundation-minded and grant-minded that many individuals, who deplore their inability to help and are earnestly seeking a way to get personally involved in the solution of urban problems, have overlooked the simplest, most direct and most "committed" way - a personal loan, large or small, at low or no interest to such a group as ours for "seed money", to help such a dream as this come true.

Maybe not many people can lend $1000, but many can lend $100, and many more can lend $10...and when it's paid back, it can be lent again, and again..

If you're against hand-outs and for promoting free enterprise and initiative, here's your chance - make a loan to Model Neighborhood, Inc. 700 McDaniel St. S.W., which will be handled acco rding to instructions from our (volunteer) attorney and our (volunteer) accountant.

Members of Board:

Mr. Edward Moody, Chairman
Mr. C. G. Ezzard
Mr. Robert Allison
Mr. Nathaniel Protho
Mr. George Grier
Mr. Avery Shields
Mrs. Maggie Evans
Mr. Samuel W. Cochran
Mr. W. M. Lewis
Mr. Clark Martin
Mr. Joe Stallings
Father Austin Ford

Summary Outline (from D.C. Letters 1, 2 and 3)

MODEL NEIGHBORHOOD PLANNING PROGRAM

(1) Establish local administrative agency including staff requirements and procedures.

(2) Identify all agencies and institutions operating MN area - showing for each function, scope of interest, and name of liaison representative.

(3) Identify all private agencies and/or groups - (ditto paragraph (2) for each).

(4) Establish neighborhood participation body - including organizational structure, by-laws, contact persons.

(5) Establish decision making body - neighborhood steering committee and procedures.

Outline responsibilities of participating agencies and specify required inputs.

(6) Develop public education program with a list of participants for all media.

(7) Develop program of inter-governmental relations - listing involved agencies and contact persons.

A. Initial Research

1. Initiate preliminary research program outlining problems, requirements and goals.

2. Review all on-going programs affecting MN area - with format for each agency involved showing nature, scope or capacity, of each project or unit of undertaking.

3. Conduct sample family interviews.

4. Make overview reconaissance survey of MN area, covering land uses, buildings, improvements, facilities, etc.

B. Problem Analysis

1. Prepare framework for problem analysis - to include all principal elements affecting physical, social and economic conditions. Prepare review statement.

   Formulate program goals. Prepare review statement.

C. Program Strategy

   List and evaluate alternate approaches.

D. Five Year Plan

1. Outline plan objectives and constraints.

2. Prepare five (5) year plan.

3. Describe nature and extent of project, activities and changes needed to meet objectives.

4. Develop schedule and costs for same.

5. Develop relationship of each to problem analysis and program strategy (items B & C above).

6. Prepare relocation plan and estimated time schedules.

E. Evaluation Program

1. Evaluation of first year activities.

2. Develop second year planning program giving work program for all activities.

3. Prepare outline for cost benefit analysis.

4. Make review of the planning and evaluation programs.

F. Administrative Structure for Implementation of 5 Year Plan

1. Review of general effectiveness of all major elements with special emphasis on neighborhood and citizen group participation activities.

2. Initiate special implementation activities on specific continuing problem situations.

3. Make overall review of that part of administrative structure charged with implementing program for meeting long and short range plan objectives.

Note: The above is a generalized outline for basic reference use only. Paragraph identifications$ (A, B, C, etc. and (1), (2), (3), etc. are supplied by writer and do not necessarily coincide with DC Letter organization).

[redacted]

January 8, 1968

ORGANIZATION CHART FOR A TOTAL COMMUNITY DEVELOPMENT PROGRAM

STEERING COMMITTEE

Chairman:

Steering Committee members are key business and professional leaders and local public officials who can provide overall "management" of the Community Development Program.

PRIORITIES COMMITTEE

Chairman:

Priorities Committee members should be successful, well-known, highly respected business and professional leaders whose experience and judgment specially qualify them to evaluate the broad spectrum of proposed community development projects.

RESOURCE COMMITTEE

Chairman:

INDUSTRIAL DEVELOPMENT	COMMERCIAL DEVELOPMENT	HOUSING DEVELOPMENT	TRANSPORTATION DEVELOPMENT	COMMUNITY FACILITIES DEVELOPMENT	URBAN RENEWAL ACTIVITIES	COMPREHENSIVE COMMUNITY PLANNING	LOCAL GOVERNMENT MODERNIZATION

Priorities Committee members should be successful, well-known, highly respected business and professional leaders whose experience and judgment specially qualify them to evaluate the broad spectrum of proposed community development projects.

RESOURCE COMMITTEE

Chairman:

INDUSTRIAL DEVELOPMENT	COMMERCIAL DEVELOPMENT	HOUSING DEVELOPMENT	TRANSPORTATION DEVELOPMENT	COMMUNITY FACILITIES DEVELOPMENT	URBAN RENEWAL ACTIVITIES	COMPREHENSIVE COMMUNITY PLANNING	LOCAL GOVERNMENT MODERNIZATION

Each Resource Committee member should possess specific qualifications for the analysis to which he is assigned. He should have substantial knowledge of the subject area, ideas about courses of action which will provide solutions, and a willingness to confine discussions to the pertinent facts.

FIRST CITY-WIDE MEETING

To explain details of the program -- Invite public officials, potential resource persons, leaders of all responsible citizens' organizations.

DATE: _____

RESOURCE COMMITTEE STUDIES AND REPORTS

PRIORITIES COMMITTEE REVIEW AND REPORT

SECOND CITY-WIDE MEETING

To present and discuss Priorities Committee recommendations.

DATE: _____

PRIORITIES FOR TOTAL COMMUNITY DEVELOPMENT PROGRAM

1		6	
2		7	
3		8	
4		9	
5		10	

TECHNOLOGY FOR THE CITY

by

John P. Eberhard

REPRINTED FROM

INTERNATIONAL

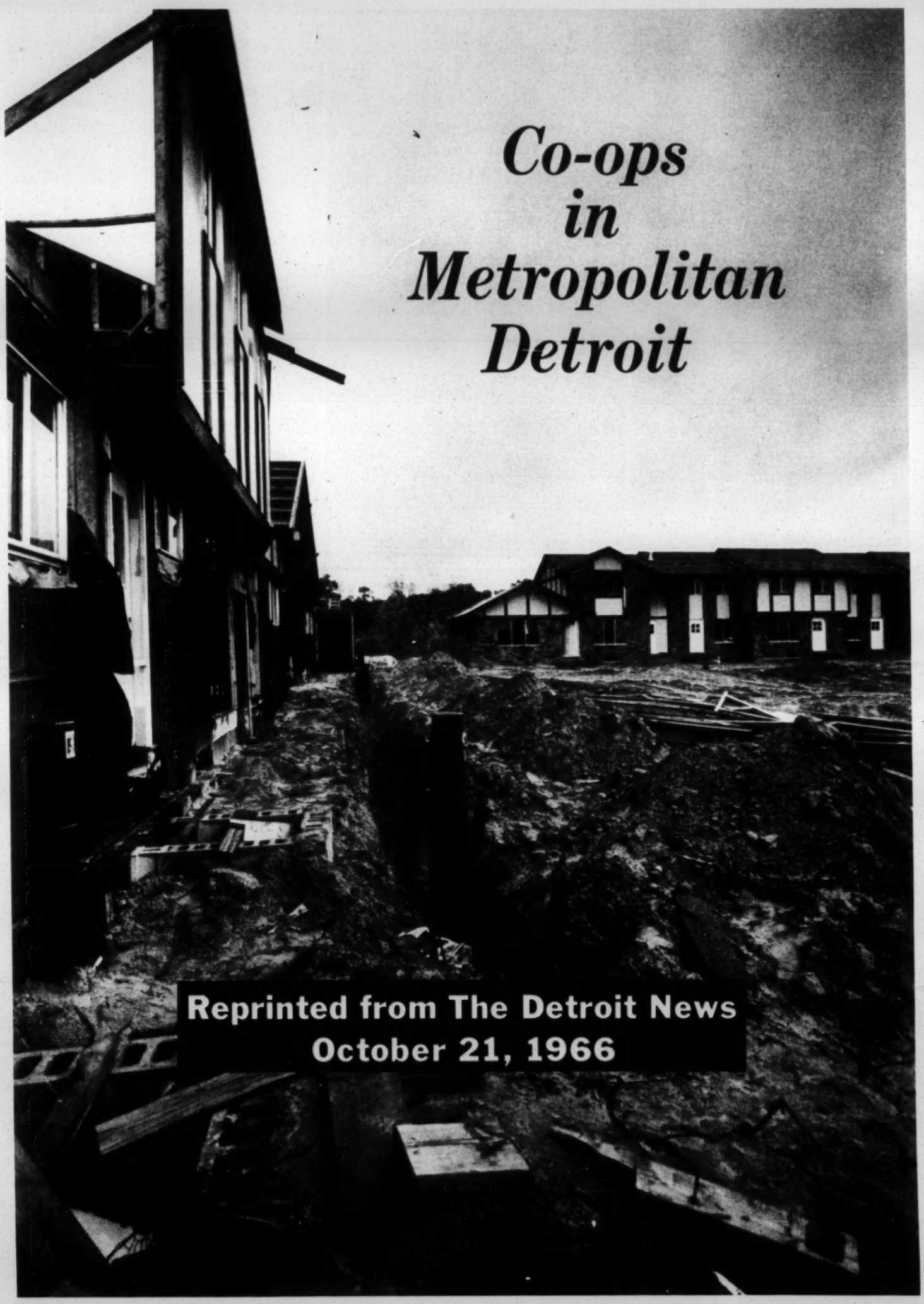
SCIENCE AND TECHNOLOGY

A CONOVER-MAST PUBLICATION

205 EAST 42 ST. NEW YORK 17, N.Y.

September 1966

Co-ops in Metropolitan Detroit



Reprinted from The Detroit News
October 21, 1966

Many ARE Finding Ways

Park South, in Elmwood Park downtown

By CARL KONZELMAN
Detroit News Home Section Editor

Plenty of people are finding housing and methods of purchasing it despite tight-money conditions.

The choice is not as wide as it once was, but there is still a fair assortment of new single homes available.

In addition, there is one segment of the new-housing market where there would appear no mortgage worries at all for the individual buyer. The mortgages already are arranged—in some cases involving an almost unbelievable interest rate of 3 percent. Others are at 5¼ percent.

They are the master mortgages on co-operatives under FHA sections 213 and 221d3. Right now, townhouse and apartment units are available for purchase in developments totaling 3,471 dwellings in locations ranging from downtown Detroit's Elmwood Park into a dozen suburban communities.

Other hundreds of co-operative units, in existence for years, may offer additional choices on resales. Some would have been sold originally for all cash, which was the only way a co-operative could be accomplished here before the special arrangements through the FHA became available. Unless converted to another basis, these would probably be resold on all-cash terms.

The co-operative is an interesting newcomer in the world of Detroit housing, and one which surely is destined to achieve greater note in the future. It is a housing hybrid, offering the advantages of maintenance-free multiple-dwelling, of co-operative buying for such maintenance, and of the single home.

MANY TOWNHOUSES

The current crop is composed largely of townhouses — separate family units with private basements and the popular number of baths and bedrooms on two floors with sidewalls common to adjacent units. Those offered under Section 213 are usually merchandised as luxury townhouses and are available to all comers who can qualify. The Section 221d3 units are for moderate income people and have income limitations.

The co-operative works like this: Purchasers buy a share in the co-operative and this entitles them to the unit of their choice. As soon as 90 percent of the units in a proposed co-operative are reserved, building can begin.

From the resident group, the co-operative is established with bylaws and payment schedules as directed by the FHA. Monthly payments include such items as taxes, insurance, mortgage, maintenance and reserve for replacements. The only maintenance the resident takes care of himself is the inside painting and decorating. Interest and tax deductions may be taken by each resident in the same manner as with a home.

All of the past and present FHA co-ops have been handled by the FCH Co. Inc., a division of the nonprofit national Foundation for Co-Operative Housing, which provides management guidance for the resident group in addition to sales staff.

Wendell Addington, chief of the Detroit FCH Co. office, said this week that the nonprofit sponsorship of the foundation has presided over creation of 30,000 dwelling units nationally. Established here three and a half years ago, the agency has grown so that a 75-person staff is necessary now. The office was opened with just two persons.

Addington said that the excellent record against co-operative defaults accounts for the encouragement the government provides for the concept through the two special programs. Interest has been growing here to the point where telephone inquiries to his office are running at the rate of 20,000 a year.

Some of the work of the agency involves conversions from rental properties into Section 213 co-operatives. For these, 70 percent of the apartments must be reserved before the co-operative can be established. There are three such programs now underway here.

Following is a rundown of new and converted co-operatives that are currently being sold by FCH Co.:

LUXURY CO-OPERATIVES
Downtown Detroit

Park North, 79 masonry townhouses of modern design being built by Nelson-Grosberg Construction Co. at St. Aubin and Antietam in Elmwood Park. Two, three and four-bedrooms; many optional features. Priced from $210-$295 monthly, $3,569-$6,800 down.

Park South, 126 modern masonry townhouses being built by Bert L. Smokler Co. at Lafayette and Chene. Two, three and four-bedrooms from $190-$240 monthly, $1,825-$3,865 down.

Park West, 129 townhouses to be built at Lafayette and St. Aubin by Promenades Construction Co. Two, three and four-bedrooms, modern design, masonry construction, from $195-$260 monthly, $2,680-$3,590 down.

Suburban

Three Fountains Townehouses, 700 Tudor-style townhouses of one, two and three-bedrooms from $99-$165 monthly, $590-$950 down, including club membership. Located at Wayne Road and Warren Road in Westland. Built by Kaufman and Broad Homes, Inc.

Farmington Village, 253 brick veneer, aluminum-sided townhouses with stained wood shingles built by Bert L. Smokler Co. at Nine Mile and Gill in Farmington Township. One, two and three-bedrooms from $138-$177 monthly. $1,290-$1,640 down. Club facility included.

Charter Oaks, 420 brick veneer, aluminum-sided townhouses with stained wood shingles being built by Bert L. Smokler Co. at Metropolitan Beach Parkway, west of Groesbeck in Clinton Township. One, two and three-bedrooms from $143-$176 monthly, $1,430-$1,770 down, including club facility.

Bretton Village, 310 brick veneer, aluminum sided townhouses with stained wood shingles being built by Bert L. Smokler Co. on the south side of King road, and west of West Fort in Trenton. One, two and three-bedrooms from $143-$177 monthly, $1,530-$2,770 down, including town club facility.

CONVERSIONS (SECTION 213)

Derby Apartments, 200-unit brick veneer, 2½-story building located on Whitmore and Covington in Detroit. Two bedrooms from $129-$154 monthly, $165 down.

Ewald Circle, 94, one and two-bedroom units in two-story brick veneer building located at Ewald Circle, Holmur and Petoskey in Detroit. Monthly charges range from $70-$87.50 and the down payments are $200-$425.

Ewald Terrace East, 223, one and two-bedroom units in two-story brick veneer building located at Ewald Circle, Holmur and Petoskey in Detroit. Monthly charges range from $72-107 and the down payments are $200-$550.

MODERATE-INCOME CO-OPS (SECTION 221d3)

James Towne South, 160 colonial townhouses, brick veneer and aluminum siding, being built by Kaufman and Broad Homes Inc. and located at Fifteen Mile and Harper in Clinton Township. One, two and three and four-bedrooms from $69-$119 monthly, $320 down.

Bloomfield Hills, 285 units of brick veneer and aluminum siding of contemporary design built by Charles L. Langs Corp. and located at Woodward north of Long Lake road in Pontiac; one, two and three-bedrooms from $83-$111 monthly, $285 down. Community club house included.

Rochester Village, 205 units of brick veneer and aluminum siding of colonial designed townhouses being built by Bert L. Smokler Co. and located on the north side of Walton road, ¼ mile west of Squirrel road in Pontiac Township. One, two, three and four-bedrooms from $95-127 monthly, $285 down.

Georgetown Place, 193 units of brick veneer and aluminum siding of colonial designed townhouses being built by Bert L. Smokler Co. and located west of Telegraph between Goddard and Brest in Taylor Township. One, two, three and four-bedrooms from $89-121 monthly, $145-$240 down.

. . . a model building in the Pilgrim group in Plymouth

FCH COMPANY, INC.

A Nonprofit Subsidiary of The Foundation for Cooperative Housing

1900 Book Building, Detroit, Michigan (313—961-2755

TECHNOLOGY AND URBAN NEEDS

THREE LECTURES

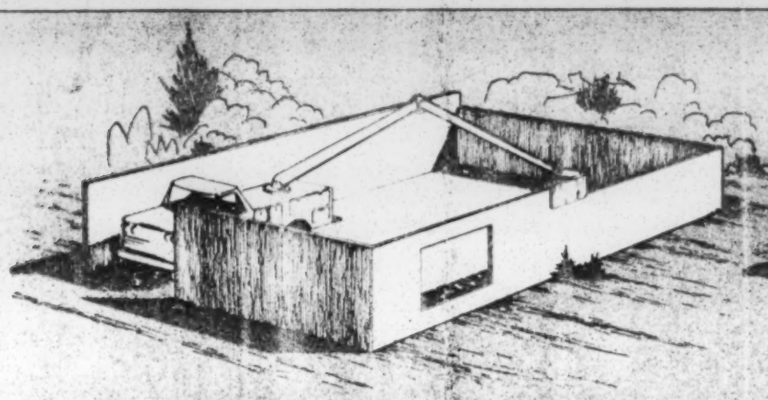
delivered by

Drs. R. J. de Wit

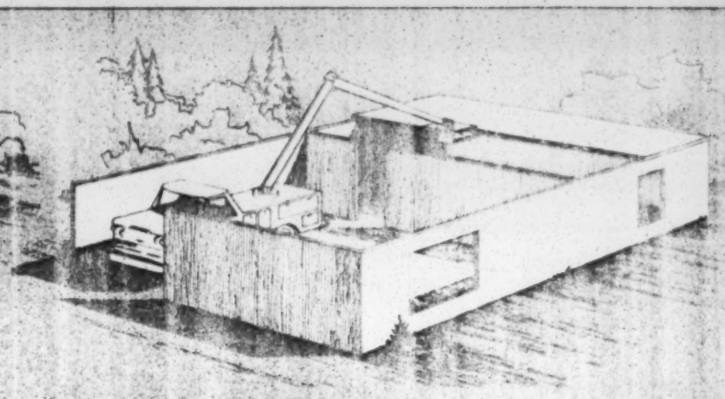
Alderman for Public Works
Town Planning and Metropolitan Affairs

City of Amsterdam
The Netherlands

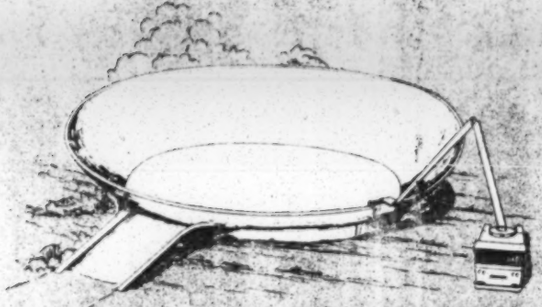
May, 1967



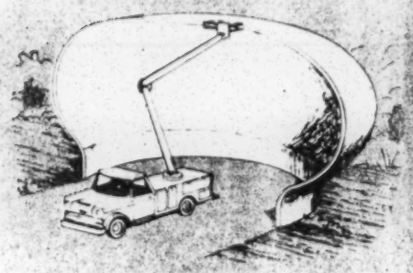
WALL FORMATION OF A RECTANGULAR BUILDING



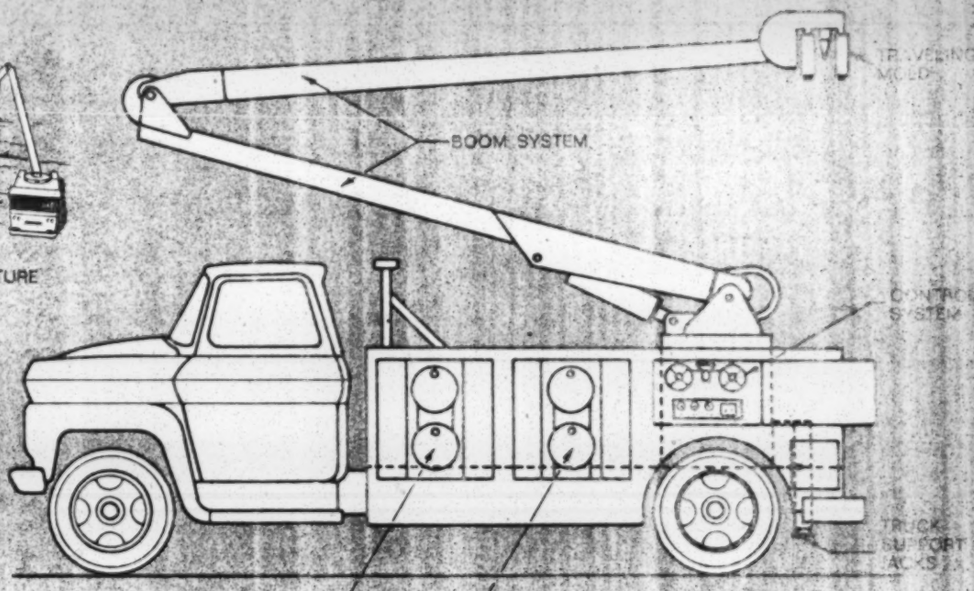
CEILING AND ROOF FORMATION



CONSTRUCTION OF LARGE CIRCULAR STRUCTURE



FORMING LONG WAREHOUSE



DESIGN DRAWING OF TRUCK

Group of drawings illustrates a revolutionary approach to construction that could help reverse the rising costs and shortages of skilled labor in the construction industry. The idea is to continuously extrude a structure—walls, roof, partitions—not piece it together from components. To roll a truck up to a site, unlimber a traveling mold mounted on the truck, start a special plastic material moving through the mold, and, for a single-family dwelling, for example, be finished with the job in six hours, using a crew of two. Advantages are many: minimal site preparation; low raw material transportation-to-site cost; a building system complete and self-contained on a truck; material and system relatively independent of environmental factors such as temperature and humidity during construction, generally allowing year-round building; simple operator training. System can be programmed for automated operation; and where repetitive structures such as warehouses are involved, they can be duplicated exactly, regardless of location.

Building Yarn

"RECORD IT for the grandson of your son," advised Vachel Lindsay in a poem about his hometown of Springfield, Ill., "A City is not builded in a day."

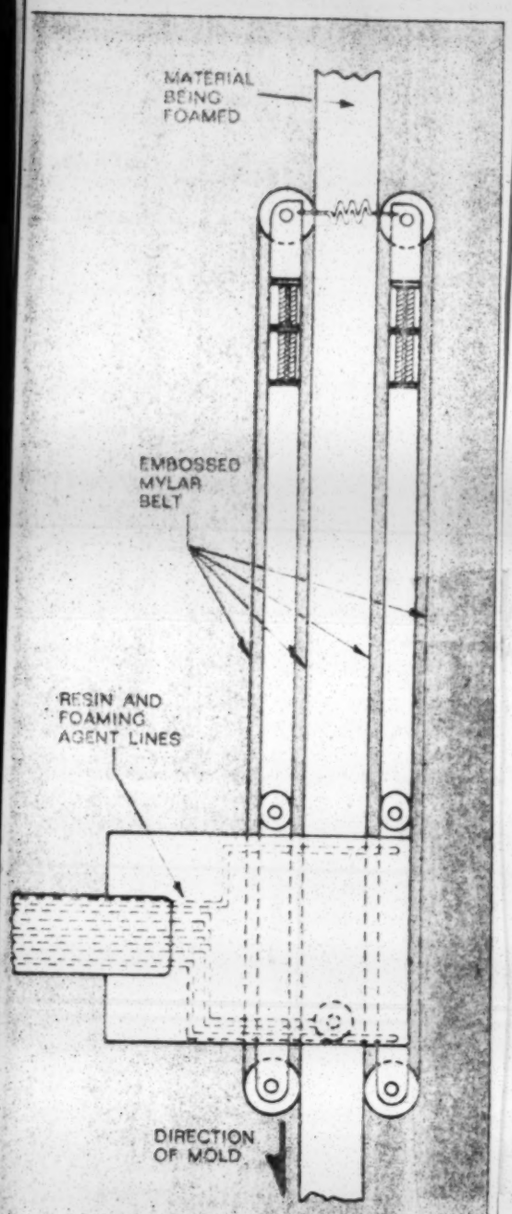
Nor, even now, is a home. Basically little changed over the millenia; building remains a tedious, drawn-out, costly process. And getting more costly all the time. (In April 1968, a national business journal reported that in the last two years alone, average housing costs have risen $2500.)

But relief is in sight. Out of the Midwest Applied Science Corp. of West Lafayette, Ind., a Purdue University spinoff, they have evolved a construction technique for continuously extruding buildings—literally, spinning them out in one piece, on site, with minimum labor, in minimum time, and at costs never before possible. A 1000 sq ft building, for example, can be erected in 6 hr by a two-man crew at a cost of $3800, or $3.80 per sq ft. Structures of all types and sizes—including warehouses, factories, farm shelters, low and high rise housing, overseas military housing—can thus be built.

The new construction technique, for which patent applications have been filed, uses a new epoxy resin material which can be foamed in place and a mobile, truck-mounted erector system.

A 5-ton truck, manned by a crew of 2, carries in one trip to the site both the erector and all material needed for a typical one-family dwelling. Upon arrival, a boom of the truck is unlimbered. Mounted at the end of the boom is a traveling mold consisting of two steel plates and two endless embossed Mylar belts. As liquid resin is fed from drums

SHT 1



Traveling mold (top view only). Mold consists of two steel plates and two endless embossed Mylar belts. Mold is designed so that construction is not restricted to any one geometry. Any shape wall, straight or curved, can be erected, allowing buildings consistent with presently accepted architecture, as well as new forms.

on the truck to the mold, it immediately begins to foam and solidify. At the same time, the steel plates are cooled; the cooling causes formation of a thin integral outer skin on the foamed material. Curing occurs within 10 sec as the Mylar belts continuously deposit material to form walls, partitions, roof.

The result is a structure with walls that will be 3 or 4 in. thick and sandwichlike: "Plastic foam core and thin, hard and attractive inner and outer surfaces that require no painting or other finishing.

The core is highly insulative—more so than conventional insulation in conventional structures. Air is a nearly perfect insulator, especially when trapped, and in walls and ceilings of a foamed structure air is permanently encased in bubbles with no possibility for movement through studs, as in a conventional structure.

The material does not allow passage of moisture, cannot deteriorate under ultraviolet radiation, will not support fungus growth, and is not subject to termite damage. It is relatively noncombustible; if ignited, it is self-extinguishing.

Because the dead load is small (the material in place weighs 6 lb per cu ft), conventional foundations are not required. Fibrous mats can be laid on the ground before foaming starts, covered afterward with a surcharge of earth, and earth-stabilizing plastics can be used to produce floors, entirely eliminating concrete. The technique can be used to produce structures of any size, type, and shape including square, rectangular, circular, and elliptical.

The advantages, Harold DeGroff, president of MASC, points out, include: Minimal site preparation; low raw material transportation-to-site cost; a building system complete and self-contained on a truck, with material and system relatively independent of environmental factors such as temperature and humidity, generally allowing year-round construction; simple operator training (primarily in equipment maintenance rather than conventional construction techniques). The rapidly foamed-in-place structures would be permanent, of constant quality, not easily damaged by weather or age, and unusually economical.

The foam-in-place concept is arousing interest among contractors for the U. S. Department of Housing and Urban Development's model city experimental program, a major purpose of which is to encourage development of imaginative new building techniques and their practical testing for low-cost housing.

Dr. DeGroff foresees that, in the future, an architect or builder will be able to select from a group of predesigned foamed-in-place structures the most appropriate to fulfill requirements. "The design will have been transcribed by a computer to a control tape to program the traveling mold—and, from a central source of supply, could be ordered the materials, including tape program, required to complete a project."

The Amicon Corp., Lexington, Mass., and Elliott Brenner, a Lafayette, Ind., architect, participated with MASC in the development of the new construction technique.

Eggshell Strength Gauge

The $25-million annual loss to commercial egg processors through breakage has generated considerable interest in a nuclear gauge to measure eggshell strength. The gauge, which employs a nondestructive beta-radiation backscatter technique, was developed by the Atomic Energy Commission and the U. S. Department of Agriculture.

Information on eggshell strength is important to sort out eggs too fragile for mechanical processing, to determine packaging and transport requirements, and to assist in the design of egg handling equipment.

Researchers are using the device to determine the influence of various factors on shell strength such as temperature and humidity, the hen's diet, age, production rate, and the age of egg.

The gauge consists of a small beta-radiation source and detector assembly, a radiation counter, and a high voltage power supply. All components of the system can be housed in a container about the size of a typewriter. The radiation source is 10 microcuries of a radioisotope mixture ruthenium-rhodium-106, an amount too small to require a license.

The radioisotope is fused into a ceramic material which is then sealed into a cavity in the end of a tungsten rod by covering the tip with an epoxy resin film. When the gauge is not in use the source is covered so that radiation is contained.

Beta-radiation from this source, consisting of beta-particles, is directed to the egg through the hole in a doughnut-shaped support. If the shell of an egg is thick or dense, it reflects some of the beta-particles back and into the radiation detector. This reflected radiation is called backscatter. If the eggshell has little strength and is thin, most of the beta-particles continue to travel forward and are not detected since both thickness and density turn the beta-particles in their flight. Measuring the amount of backscatter gives an excellent indication of eggshell strength. Tests show the gauge precise enough to classify eggs into six categories of shell strength ranging from very sturdy to very fragile.

About five seconds are needed for a measurement. The egg edibility is not affected and no radiation is retained by the egg. The half-life of the ruthenium-rhodium-106 is about one year. A suitable longer-lived radioisotope is being sought.

Several firms have expressed an interest in the nuclear gauge: Tracerlab Company, Waltham, Mass.; Nuclear Measurements Corporation, Indianapolis, Ind.; Unit Process Assemblies, Woodside, N. Y.; and others.

SHT 2

Strategies Having started with sewers, the Twin Cities Council goes after tougher regional problems

"Our first job was simply to get people to care. After that, we had to get them to use the authority they already had, but typically did not use. Now," a top official of the Minneapolis Urban Coalition remarked the other day, "I see us moving into a new phase. We are going to have to go out and get new authorities. We are going to find ourselves involved in changing some basic laws, and in setting up some new governmental institutions."

Inevitably, in other words, the Urban Coalitions of Minneapolis and St. Paul are beginning to find themselves involved with the state government, in particular the Minnesota legislature. For the new problems with which the Coalitions are grappling are uniquely metropolitan problems: the social role of the central cities; the relationship of housing and jobs; transportation; uniform building codes; school aid formulas; tax laws, and the distribution of revenues to local units. Critical powers to deal with these problems—to build, and rebuild, the pattern of local government organization and finance—rest in the state legislatures, which are probably the most neglected part of our entire federal system. The key question is: How can we move them?

Inevitably, too, leaders of the Urban Coalitions here are likely to find themselves drawn to the offices of James L. Hetland Jr., the 44-year-old University of Minnesota law professor who has been, since August of 1967, chairman of the Twin Cities Metropolitan Council. The rapidly developing metropolitan government Hetland heads represents, essentially, a device for activating the legislature, not just on the traditional problems of sewers, transit, and open space but, increasingly, on the tough problems of housing and finance.

It will not be quickly accepted, by many, that a "metro" offers any realistic hope whatever for solutions to the problems of the inner cities. The ineffectiveness of areawide planning agencies is a matter of record. The voluntary councils of local elected officials have not yet demonstrated convincingly their ability, or willingness, to grab firmly onto the thorny issues. Finally, the city-county consolidations now sweeping the South (and, apparently, reaching into the North as far as Indianapolis) have led many persons to wonder whether this might not be simply a device to deny, rather than to assert, the special needs of the poor and the black.

The Twin Cities Metropolitan Council is, in a number of essential respects, part of quite a different line in the evolution of regional government. It is, to begin with, distinctly a *metropolitan* institution whose 14 members do not serve by virtue of holding some other local government office. They are thus substantially free of the localism—the immediate concern with zoning ordinances and neighborhood schools and police patrolling—that has inhibited the development of an areawide point of view in most such agencies. Their equal-population districts cut across all kinds of municipal and county boundaries. Central-city populations are represented on a one-man, one-vote basis. The council's jurisdiction extends over the entire urbanized area—the real city—but is limited, functionally, to issues of areawide concern. Quite rapidly, it has established itself with Twin Cities area residents—and, significantly, municipal government officials—as a new, and necessary, level of local government.

The council is, second, moving fairly rapidly now on its own to include in its definition of "areawide problems" those issues of top-priority concern to the inner cities, such as housing. The Metropolitan Council has one of three grants from HUD to experiment with new efforts at low-price housing on an areawide basis. Its executive director, Robert T. Jorvig, whose father was a long-time councilman in suburban St. Louis Park and who was successively head of the Housing and Redevelopment Authorities in St. Paul and Minneapolis before coming to the council, has shown a remarkable ability to win acceptance for low-income housing projects: trimming temporarily, where expedient, but always keeping them moving.

During his tenure, Minneapolis urban renewal moved away from a project approach into widespread neighborhood rehabilitation, then rapidly into small, scattered-site developments. It is no accident that, with some final prodding by the Urban Coalition, the Minneapolis City Council last year extended the Housing Authority's used-housing program for low-income families anywhere in the city, with no specific approval required by the City Council on specific properties bought or leased. "I really believe," Hetland said recently, "we are going to be able to find some suburbs willing to accept some demonstration housing programs here."

Safe streets and sewerage

The Metropolitan Council will be deeply into the job of straightening out the serious "fiscal disparity" problem in this complex area between now and the 1971 legislative session. It has been given the tasks of working up the criminal justice plan for the Twin Cities area, under the Safe Streets Act, and of designing a new arrangement for reconstructing the area's badly coordinated health care system.

Finally, and perhaps most significantly, the Metropolitan Council—perhaps as a result of the system of representation built into it which lets it bridge the city-suburban division—has developed into a remarkably effective vehicle for getting action out of the legislature. It got almost literally everything it asked from the 1969 session.

In a real sense, the council established itself with the legislature by solving the area's sewerage problem (a good reason, perhaps, not to dismiss too quickly the importance of these "conventional" metropolitan is-

sues). Because of its sandy soil and shallow ground-water reservoir, the Twin Cities area's postwar subdivisions relied heavily on individual wells and septic tanks. By 1959, almost 400,000 persons were using such systems. In that year, a housewife in suburban Coon Rapids called the state health department to report that a glass of water she'd just drawn from her tap "has a head on it, like beer." Checks established almost half these wells were recirculating sewage from the septic tanks.

Municipalities moved rapidly on their own—usually with deep wells—to build central water supplies. But the laying out of a central sewer system proved insoluble by the municipalities acting individually, at least without the risk of real damage to the area's lakes and streams. Bills in the legislature for the creation of an areawide sanitary district died after terrible wrangles in the 1961, 1963, 1965, and 1967 sessions.

By 1967, it had become clear that the primary problem was not the sewerage plan itself, but the development of some agreement, some political consensus within the Twin Cities area as to what ought to be done. The legislature, for its part, was willing to act. But it could not choose among the contending proposals of the central cities, the suburbs, the chambers of commerce, the newspapers, and a bevy of consulting engineers. There gradually developed, in consequence, a proposal that the legislature establish, first, a local—that is, metropolitan—agency to develop the required consensus for 1969. Out of this came the Metropolitan Council.

The distinction between a "state commission" and a "local agency" was not drawn without some difficulty, and was advanced immeasurably by Twin Cities area municipal officials. "Gentlemen," Al Illies, mayor of the upper-income Minneapolis suburb of Minnetonka, said at a critical meeting of the Senate Committee on Civil Administration, "we look on metropolitan government as local government." Legislators accepted the proposal that the new council districts be built simply by combining the newly reapportioned state senate districts by twos, and the act was passed the final week of the 1967 session. It cost the state nothing (a half-mill levy was provided on the seven-county area) and the legislature received major credit for its action.

Election voted down

The clear majority of local organized opinion—the Metropolitan Section of the League of Minnesota Municipalities, civic groups, a joint committee of the St. Paul and Minneapolis Chambers of Commerce, the newspapers, and both political parties—had urged that the council be elective. This was stoutly resisted by some legislators, most of them from nonmetropolitan Minnesota, anxious anyway about the growing power of the Twin Cities area. An amendment proposing election was defeated 66-62 on the floor of the House and, two days later, 33-33 on the floor of the Senate. The governor was authorized to name the members, after consultation with legislators within each district. In August, 1967, Republican Governor Harold LeVander named Hetland (who serves at large) and 14 district members, following, district by district, the Republican-Democratic alignment of its legislative delegation.

The new council absorbed the powers and the staff of the (1957) Metropolitan Planning Commission; promptly selected an office in St. Paul just down the hill from the Capitol (with Hetland, a Minneapolis resident, casting the deciding vote in favor of the St. Paul location); hired Jorvig, who by that time had become the "coordinator" (or unofficial city manager) of Minneapolis; and selected from a list of legislative suggestions seven key issues on which to concentrate for 1969, sewers chief among them. A "concept plan" in July, 1968, established the location of two regional treatment plans, and outlined the council's thinking on the most controversial area—financing. When the bill was introduced into the 1969 session, all the old issues were raised again: regional vs. central plants; the value of central city investments; the "threat" of metropolitan control of land use and development. But the legislative reaction was basically altered.

An exchange in the House Committee on Civil Administration, between Rep. Salisbury Adams, a conservative who had opposed a strong Metropolitan Council in 1967, and the St. Paul city engineer, Eugene Avery, was typical. Avery had been complaining about the value assigned to the central city treatment plant that the council planned to take over.

Rep. Adams: Mr. Avery, did you express these objections to the Metropolitan Council?

Mr. Avery: Yes, sir.

Rep. Adams: Do you feel they gave you a fair hearing?

Mr. Avery: Yes.

Rep. Adams: So your only point here today is that they just didn't agree with your point of view.

Mr. Avery: Yes.

For the legislature, the council's judgment was decisive. The Senate subsequently adjusted the bill somewhat more to Mr. Avery's liking (he has since become the council's transportation planning director), and it passed unamended through the House. So did, in somewhat altered form, council bills establishing new metropolitan programs for open-space acquisition and preservation, for the disposal of solid wastes, for a zoo, and —though drafted very late in the session—a bill authorizing the council to plan and control development in a three-to-five-mile-wide belt around the mammoth new airport proposed late in 1968 by the Metropolitan Airports Commission. The legislature also accepted a bill, worked out by the council with the Minnesota Highway Department and the organization of municipalities, removing the absolute veto over the location and design of highway improvements previously held by individual municipalities.

Need for general-purpose agency

Another basic conclusion that had forced itself on the Twin Cities area by 1967, along with the recognition of the need for an agency with real authority to make regional decisions, was the desirability of its being a *general*-purpose agency.

The issue was not, it soon became clear, whether the area was going to have metropolitan government. It had it, in a limited way, in the big, area-

wide special districts created over the years by the legislature. All indications were, furthermore, that more such districts were soon likely to be established for parks, for air pollution control, for solid waste, for a zoo, perhaps for water supply. The real issues were whether, knowing the fierce independence of these districts, any degree of representativeness and of political accountability could be introduced into this system; and whether some mechanism could be established through which they could be coordinated, both with each other and with some general development plan. These proved to be issues with considerable appeal to municipal officials, who, despite their caution about regional government, do understand and support general government.

Separation of powers

The first proposals from the Twin Cities area to the 1967 session had called for a conventional multi-purpose district, with the Metropolitan Council itself taking over direct operation of all programs. On further reflection, during the first two years of the council's life, it seemed to many that the case against the special districts did not run so much to their *existence* (especially in the Twin Cities area, where citizen control of policy is cherished, and especially in the early years of new undertakings, when a separate board to make decisions on details of individual programs can be a real advantage) as to their *independence*. The legislative decision in 1969, therefore, was to create a kind of separation-of-powers within the metropolitan structure, with the council free—and required—to concentrate on basic issues of policy, and with separate, subordinate boards to run the operating programs. But the council was given real, as opposed to advisory, control over the subordinate commissions through what State Rep. William Frenzel calls the "three golden threads": council appointment of members of the commissions, approval of their plans, and approval of their finances.

The sewer and open-space boards were established in this pattern. Responsibility for carrying out the solid waste disposal program was assigned to the counties, but with council authority to establish the plan that must be followed. The pre-existing Metropolitan Transit Commission was brought into much the same relationship, with the council required to approve its financial program and such major decisions as the (imminent) purchase of the private transit operation. The council has managed to establish its authority as the final decision-maker on major development questions also with respect to the airports commission, oldest and most powerful of the independent special districts, by exercising its 1967 authority to "suspend," or veto, its plans if inconsistent with the council-established general development plan. It has forced a reappraisal (still in progress) both of the airports commission's proposal to build to the north of the Twin Cities and of its proposal to have two, rather than one, airports for scheduled air carrier traffic. The council, in fact, seems to be moving successfully into the role of chief transportation planner. Both the transit commission and the state highway department have signed contracts designating the council in this role and council objections have forced modifications in several key highway projects.

In some ways, the biggest question remaining now is whether the council, possessing these tools to shape the growth of the area, can move rapidly to lay down the general development pattern which the transportation, open space, sewer, and other systems are to help shape. It is an immediate issue in view of the considerable pressure currently being exerted by the transit commission, which feels itself committed to bring its route and financing proposals for a new mass-transit program to the 1971 legislature. A staff proposal for a policy of building the urban area around a "constellation of centers" is now before the council and is likely to be substantially accepted.

What is developing rapidly, then, is a real metropolitan government, with jurisdiction over the whole urban area and general, though limited, responsibilities, separate both from the state and from the municipalities and counties. It possesses the beginnings of real developmental authority and is likely soon to become democratically responsible. If, in the future, agreement develops that housing, or manpower planning, or public finance must be dealt with on the basis of the urban area as a whole, the Metropolitan Council is almost certain to be the vehicle for action.

Indeed, the issue of "disparities" in revenues and needs among local municipalities illustrates some of the opportunities that exist for a regional government with general reponsibility. In the Twin Cities area—as perhaps to some extent in all metropolitan areas—the local revenue problem is not a simple matter of bankrupt central cities and affluent suburbs. In this area, in fact, the central cities' fiscal distress is at least matched by that of the tract-housing suburbs that lie in the arc curving around the north half of the region, in contrast to the relative prosperity of the airport- and freeway-related suburbs to the south and west.

Legislators from both the built-up older cities, and the just-developing suburbs, supported a proposal brought to the 1969 legislative session—and passed by the House 115-14—to exclude a portion of the growth of the nonresidential property tax base from the municipalities in which the buildings are physically located and to distribute these valuations among all municipalities on the basis of population. The entire revenue question now is under intensive study by the council.

Primarily, the Metropolitan Council should be seen as a device not for running programs, but for opening up the reservoir of powers at the disposal of the state legislature. There is much more the state governments can and must do in the financing of existing programs and in the more effective delivery of existing services. But the real potential lies in the revision of basic laws and in the creation of new institutions—whether the thoroughgoing revision of building codes needed to lower the cost (not just the price) of housing, or the establishment of new mechanisms for land-assembly needed to enable the development of new towns or the large-scale rebuilding of inner-city neighborhoods. Legislatures, as the Minnesota experience suggests, may vote these revisions of local government organization and finance more readily than they will vote direct state appropriations. And, in the long run, the former may be more useful.—*Ted Kolderie*

(Mr. Kolderie is executive director of the Citizens League in the Twin Cities area.)

MODF-SPONSORED OR ASSISTED PROJECTS

Status of Development as of

July 1, 1971

Use following codes to determine status as listed below in center of column "DESCRIPTION"

A - 221(d)(3) BMIR
B - 221(d)(3) Market Rate with RS
C - 221-h
D - 236
E - 236 plus RS
F - Primarily for Elderly
G - Rehabilitation
H - Conversion to Co-op (Existing)
J - New Construction
K - 235/L - 213 P-234
R - 243
S - 221(d)(3) Market Rate without subsidy
T - 207 Mobile Homes

1 - Completed and occupied
2 - Occupancy in process
3 - Under Construction
4 - Funded with construction imminent
5 - Submitted for FHA processing
6 - Planned and to be submitted for FHA processing

O - Co-sponsored by MODF
W - Assisted by MODF
M - Sponsored by MODF

LOCATION	NAME OF PROJECT	DESCRIPTION			AMOUNT
		Acres		Units	
CALIFORNIA					
Brisbane	CLUSA Terrace 121-44260	5	DJM-5	103	1,969,900
Campbell	San Tomas Gardens 121-44088	5.7	DJM-3	100	1,959,000
Concord	Clayton Meadows 121-44170	12	SJM-4	174	3,376,000
El Sobrante	Valley View Co-op 121-44165-NP	1.54	DJM-5	33	643,700
Garden Grove	Garden Grove Manor 122-44209	4.25	DJM-3	78	1,566,600
Glendora	Ben Lomond Manor 122-44129	5.3	DJM-5	114	1,678,000

LOCATION	NAME OF PROJECT	DESCRIPTION			AMOUNT
		Acre		Units	
La Verne	La Verne Townhouse	5.1	SJM-5	80	1,619,500
Martinez	John Muir Townhouse Village I 121-55024	6.3	AJM-1	53	1,015,000
	John Muir Townhouse Village II 121-44074	6.3	DJM-1	54	1,176,200
	John Muir Townhouse Village III 121-44188	6.3	DJM-5	75	1,621,500
Merced	Merced Golden Manor 121-35033	4.2	FBJM-1	50	461,800
	Merced "West" 121-55063	5.1	AJM-1	46	680,300
Modesto	Fairway Manor 121-35235	9.5	SJM-5	144	2,488,900
Morgan Hill	Village Avante 121-44068	8.7	EJO-4	112	2,186,400
	Golden Manor Terrace 121-35212	5	SJM-5	96	1,177,100
Novato	Adrienne Terrace 121-44226	8.3	EJM-5	112	2,128,500
Oakland	Garden Manor Square 121-44016	3.8	EGM-1	72	879,000
	Booker T. Emery House 121-44060	0.7	EGW-2		437,000
Orange	Orange Highland	10	SJM-5	159	3,093,700
Oroville	Table Mountain Manor	3.69	EJM-5	55	976,500
Pasadena	Co-op Village (Pepper Townhouse) 122-55068-NP/d-R	24	EJM-3	255	6,381,700

LOCATION	NAME OF PROJECT	DESCRIPTION			AMOUNT
		Acres		Units	
Watsonville	Clifford Manor 121-35044	8	BJM-2	100	1,254,700
Yuba City	Sunrise Court I 136-35148	10	SJM-5	120	2,040,000
ARIZONA					
Mesa	Casa Mesa	6.9	DJM-5	126	2,257,500
Phoenix	Town Air Village	7.7	DJM-5	140	2,439,200
HAWAII					
Aiea	Makalapa Manor 140-44004-NP/d	5.6	WDJ-3	122	3,188,800
Honolulu	Kaulewela Co-op I 140-44003-NP/d	1.56	WDJ-2	126	2,934,000
	Kaulewela Co-op 2	3.2	WDJ-5	84	2,644,780
Pearl City	Hale Ola	13.5	WPKJ-2	150	3,800,000
NEVADA					
N. Las Vegas	MODF #1 125-56001	1.3	CGM-1	5	88,000
	Smoke Ranch Townhouses	10.2	EJM-5	150	2,827,600

Total Units 5,658

Mortgage Amounts $111,215,841

LOCATION	NAME OF PROJECT	DESCRIPTION			AMOUNT
		Acre		Units	
Pittsburgh	Stoneman Village 121-44105	11.6	EJ/GM-5	156	2,670,000
Pomona	Dudley Courts	5	SJM-5	87	1,597,055
Roseville	Roseville Mobile Home Park	15	JJM-6	116	417,700
Redlands	Colton Courts	9	SJM-6	144	3,134,846
Palm Springs	Golf Club Drive	8	SJM-5	124	2,437,300
San Dimas	Voorhis Village 121-44148	3.4	DJM-3	65	1,111,700
San Jose	Chi-Rho Manor 121-44066	4.3	EJW-3	85	1,282,200
	Lucretia Manor(Donde Dios) 121-44177	5.3	EJM-4	70	1,343,841
	Mayfair Golden Manor 121-35032	9.2	FBJM-1	210	2,195,100
	Stonegate: Garden Mutual I		EJM-4	30	574,000
San Leandro	"23" Homes 121-56011	4.8	CGM-1	23	398,700
Santa Clara	Parkside Terrace 121-35326	11	SJM-5	108	2,318,000
Santa Cruz	University Summit Terrace 121-35175	30	SJM-5	243	6,350,000
Sebastopol	Bodega Gardens #1 121-44292	9	DJM-5	88	1,641,500
Stockton	Interfaith Housing 136-44006	10.5	EJW-5	87	1,582,114
Sun Valley	Sun Terrace 122-44013	6.4	EJM-1	104	1,818,000
Victorville	Victorville Townhouses	5.9	SJM-5	86	1,480,000

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Ass'n of Housing Co-operatives

July 30, 1971

Mr. Moreland G. Smith, Director
Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Mr. Smith:

This is to acquaint you with our leadership in creating socially significant communities for people earning lower incomes. Over the past four years, the staff serving this organization has provided the technical assistance that resulted in the successful planning and development of the low-income housing communities listed on the enclosed and where occupancy has already been achieved, in the kind of socially oriented property management that establishes and then retains the environment essential to good community living.

In pursuing our goals, we, to the extent our financial and staff-capacity will permit, offer our assistance to potential sponsors of housing projects - the Mexican-American United to Motivate Progress, Morgan Hill; Model Cities Agency, Pittsburg; the Hawaii Council for Housing Action in Honolulu; the Stockton Nonprofit Interfaith Housing Corporation; the Fillmore Community Development Association, San Francisco; the Blacks Unified to Motivate Progress (BUMP), Oakland, to mention a few. In other instances we provide sponsorship directly, and long prior to completion, get the community involved to the extent possible. Financing of the projects was accomplished under several federally assisted programs including Sections 221(d)(3) BMIR or 221(d)(3) rent-supplement; 221-h; and 236, and where seed-capital assistance was required, we secured loans under Section 106. Currently, we are completing our low-income ownership training program financed by one of the five grants that were awarded by the State of California.

May we take this opportunity of offering our assistance any time such may be considered advisable by you in connection with low-income community development work you are or will be connected with.

Sincerely,

M.O.D. FOUNDATION
A Nonprofit California Corporation

Paul Golz

Paul Golz, Executive Consultant

Enclosures

• L to R. at speaker's table: Rev. Richard Litherland, chairman, Stockton Interfaith Housing Council; Mrs. Litherland; Phil Thompson, special assistant for cooperative housing, HUD; Marguerite Moore, housing authority commissioner for Los Angles and MODF trustee; Jerry Voorhis, "Mr. Cooperative" and MODF trustee; George Braden, elder of United Presbyterian Church and MODF president; Paul Golz, executive consultant for MODF and president of the National Association of Housing Cooperatives; Robert Baida, regional director, HUD, San Francisco; Mrs. Baida; Melvin J. Carriere, vice president, Wells Fargo Bank, Pasadena; Harry Johnson, manager, loan programs, FNMA. Right, front, facing camera: l. to r.: Mrs. Paul Golz; Mrs. Gordon Hunt; Gordon Hunt, director of production, HUD, Los Angeles.

Pacific
Co-op Housing News

Vol. 9, No. 4 San Francisco, California 94105 104 Summer, 1971

MODF Institute spells it out -- co-ops do it better

A demonstration study comparing three approaches to FHA-insured housing projects – a limited dividend rental; a non-profit rental; and cooperative homeownership – demonstrated what has become an open secret: housing costs for co-op member-owners are significantly lower.

With such cost factors as land acquisition, design, construction and basic operations the same; it was shown that the occupant would pay 12% less for co-op housing than for rental housing owned by a limited dividend landlord and 6% less than he would pay for rent in housing owned by a non-profit landlord. (See table, back page).

Tax savings available to co-op homeowners in general could reduce the housing cost approximately another 5%, and savings made possible by accrued cooperative housing equity could reduce future costs another 4%.

The study was a highlight of the fifth annual Co-op Development Training Institute (the fourth institute to include a MODF banquet meeting) May 2-4, at the Sheraton-Palace, San Francisco.

More than 150 delegates participated in this year's Institute, representing city, state and federal housing agencies, non-profit organizations, Model City agencies, housing development corporations, lending institutions, general contractors, title companies and attorneys firms. They came from all parts of the mainland and from as far as Alaska, Hawaii and Guam – testifying to the interest that has been generated in the cooperative approach not only to housing but also to the development of better communities.

Mutual Ownership Development Foundations annual meeting, held in conjunction with the Institute, took place May 2. Following a reception and banquet featuring live music, President George Braden called the MODF meeting to order and introduced Paul Golz, the Foundation's executive consultant. Golz reported on progress to date, with special emphasis on MODF's Pasadena project, Co-op Village. A preview was given of what will ultimately be a MODF documentary film on developing cooperative communities.

The May 3 luncheon session was highlighted by a talk by Philip Thompson, HUD special assistant for co-op housing. He presented facts and figures illustrating what has been done and what can be done to solve housing problems through the use of cooperative techniques in planning and operating tomorrow's communities.

The following day's luncheon meeting featured an address by Raymond Arvio, director of communication for the United Housing Foundation of New York City. Arvio stressed the importance of communication and education for the continued success of housing co-ops.

Transcripts of the meetings are being mailed without charge to delegates. They are available at $5.00 to MODF members, who were unable to attend and at $10.00 for non-members. Please mail orders to Mutual Ownership Development Foundation, 681 Market St., San Francisco, Calif. 94105.

INVOLVING THE COMMUNITY: A CASE STUDY

by Don Richardson

As manager of MODF's largest project to date, Co-op Village, the need for community involvement has been forcibly brought home to me.

Co-op Village is part of the Pepper Street Urban Redevelopment Program in Pasadena. This MODF project is a 6.4 million dollar, 24-acre undertaking that marks the first time FHA-HUD has financed a community shopping center along with co-operative townhouses.

In many such projects in low income areas, the people of the community resist and resent outsiders coming in and charging their environment. In many cases I think they have a legitimate complaint. Too often developers have little or no concern for the area . . wanting only to build their projects, make their profits, and move on to new projects. But the day has come when developers are going to have to demonstrate more social responsibility, because people are more aware now of the games some big businesses play with their lives.

People of all income levels resist change. The affluent resist because things are good and they do not want to rock the boat. The poor resist because they suspect they will be taken further advantage of. Because of a build-up of distrust, anything new or creative introduced in a low income area is bound to be questioned.

Pasadena is unique in some ways because the Pepper project had been already underway for 10 years at the point MODF came in to develop the largest portion. Design standards had long before been set, including pitch roofs. A non-profit developer had already built 153 units of the same design without, unfortunately, any program to explain and involve the people of the community in the planning. Therefore MODF inherited some problems not of its making, which should have been solved earlier.

When MODF started construction, the people of the community were up in arms because the roof design was the same as

(Continued on back page)

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HUD issues proposed guidelines for Fair Housing advertising

The U.S. Department of Housing and Urban Development has published in the Federal Register proposed advertising guidelines for the newspaper industry, advertising agencies, and the real estate industry in meeting the requirements of the Federal Fair Housing law.

They are based on Title VIII of the Civil Rights Act of 1968 that makes it unlawful to advertise the sale or rental of housing in a way "that indicates any preference, limitation or discrimination based on race, color, religion or national origin."

The guidelines cover three general areas: the use of words, phases and symbols that control discriminatory response; the use of human models in advertising; and policy and practice guidelines.

Words that indicate possible violations, for example, are: "White private home," "Colored home," "Jewish home," and "Black man seeks apartment." Catch words, such as "restricted," "ghetto," and "disadvantaged," might also indicate a violation.

The use of human models in photographs, drawings, or other graphic techniques indicating race, color, religion or national origin may also violate the provisions of the Act, according to the guidelines. It reads: "If models are used in display advertisements the models should reasonably represent both blacks and whites and other appropriate minority groups in the community."

A HUD spokesman said that the guidelines have two general purposes: to indicate the kinds of things that should not be said or done in advertisements, and to indicate things that should be done — affirmative actions.

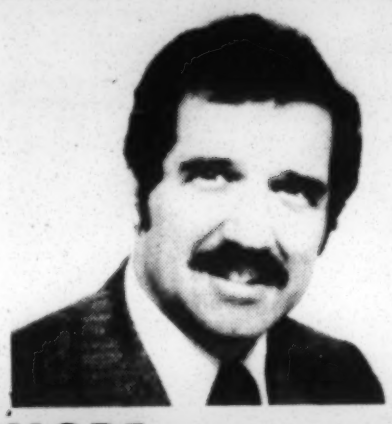
Use of words and human models are in the first category. Under affirmative actions are the policy and practice guidelines. They suggest the use of an Equal Housing Opportunity logotype, slogan and statement as a means of educating the home-seeking public.

The Federal Register guidelines include the illustration of such a logotype and a statement and slogan.

The statement reads:

"We are pledged to the letter and spirit of United States policy for the achievement of equal housing opportunities throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion or national origin."

The slogan is: "Equal Housing Opportunities."



MODF WELCOMES NEW STAFFER

Leon Gluck, who brings four years of housing development experience to his new assignment, is the latest member of MODF's executive staff. He is serving as deputy consultant.

Gluck was formerly with the Detroit office of the Foundation for Cooperative Housing and involved with FCH's national operations. He later became FCH director of development for the western region.

The new MODF staffer did his undergraduate work at George Washington University in the District of Columbia and received his master's degree in real estate and planning from American University while working in the U.S. Senate.

ANOTHER FIRST FOR CO-OPS

On June 5, resident-members of Mayfair Golden Manor held their first annual meeting and, by electing their first board of directors, officially made the move to convert to co-op ownership what is believed to be the first housing cooperative designed primarily for people over 62.

Sponsored by Mutual Ownership Development Foundation, Mayfair Golden Manor is a 210 attached home and apartment community featuring efficiency, one and two-bedroom fully equipped units, financed under the Section 221(d)(3) market rate program with rent supplement. Depending on the individual's income, monthly carrying charges covering mortgage payments, reserves, complete exterior upkeep and all utilities except telephone, start at $36.40.

Those elected to the board were: Harold Ingram, president; Gerald Ingram, vice-president; Eleazar Robles, secretary; Gladys Bell, treasurer; and James Stamm.

Management for Mayfair Golden Manor is provided by Servicing Properties, and is locally directed by Jim Wilcock, project superintendent transferred from management responsibilities with the Terra Linda Co-op in San Rafael.

Finally — a Co-op for Stockton

At a recent working conference in the Sacramento FHA insuring office, MODF Executive Consultant Paul Golz was given assurance that the Stockton Interfaith Non-Profit Housing Corporation sponsored cooperative in Stockton is first in line for funding under HUD-FHA Section 236 interest-subsidy program.

In planning for more than three years, this co-op housing proposal was called "not-feasible" first, because of allegedly too-high land development costs; then, because the density was considered too low; and finally, because estimated costs were too high to result in carrying charges that low income people in need of housing in the area could afford.

After compromising for a somewhat higher density and assurance that the city will pay a portion of the land development cost, the co-op was termed feasible by the end of 1970.

Prime mover in the co-op housing proposal is the Reverend Richard Litherland of Trinity Presbyterian Church, supported by the Interfaith Housing Corporation board under leadership of its president, Raymond Hartwig.

MODF hopes this will mark the beginning of increased co-op housing development in the greater Sacramento area. Currently the area HUD-FHA insuring office has under consideration a 120-unit middle income cooperative in Yuba City, a 55-unit Section 236 co-op in Oroville, and the first co-op mobile home court, in Roseville, all projects sponsored by MODF.

MOD FOUNDATION'S 1ST MODERATE-INCOME CO-OP IS ON THE WAY

Clayton Meadows, first of 18 moderate income housing co-ops proposed by MODF, has received HUD-FHA feasibility and working drawings are near completion.

Located in Concord, Cal., Clayton Meadows will include 172 units. Financing is contemplated under FHA Section 221 (d) (3) at market rate. Eligibility for membership is assured if the applicant's monthly income is five times or more the monthly carrying charge — so there is no limit to how much the co-op resident-member may earn.

Estimated cost for the total project is $3,376,000. Amenities will include fully equipped kitchens, including dishwasher, refrigerator and twin ovens; carpets; drapes; and fenced-in patios. Anticipated monthly carrying charges will be 15 to 20 % less than prevailing rents for comparable housing in the city of Concord.

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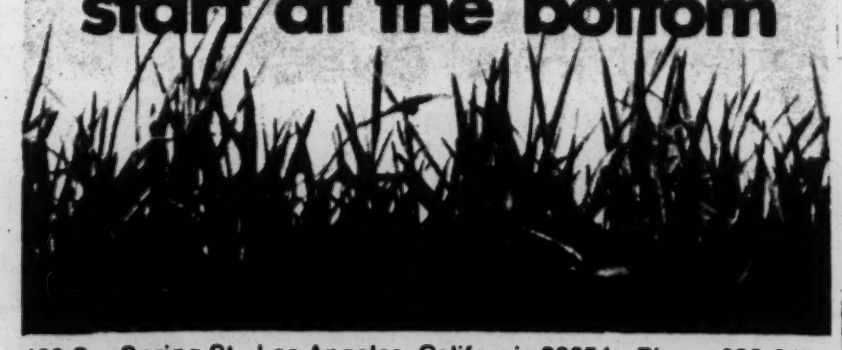

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Achey, Mr. & Mrs. James, A & L Enterprises, Modesto, Calif.; Adams, Richard M., Attorney, Adams, Hobbs & Berland, San Francisco, Calif.; Alexander, Clifton, Guest, Pasadena, Calif.; Allison, Don, Program Representative, HUD, Los Angeles, Calif.; Arvio, Raymond, Director of Publications, United Housing Foundation, New York, New York; Atkinson, Jesus, Representative, Mexican-Americans Unified for Progress, Morgan Hill, Calif.; Ausbie, Carl, King District Representative, Community Care, Portland, Oregon; Avalos, Ruben, Community Representative & Advocate Planner Model Cities of San Jose, San Jose, Calif.; Baida, Mrs. & Mrs. Robert, Regional Administrator, HUD, San Francisco, Calif.; Batchelor, Robt., Architect, San Francisco, Calif.; Batnick, Mr. & Mrs. Michael, Treasurer, M.O.D. Foundation, Cupertino, Calif.; Benjamin, Mr. & Mrs. Joseph, Wright & Benjamin, AIA, Orange, Calif.; Bonifacio, Gary, Hawaii Council for Housing Action, Honolulu, Hawaii; Bowling, John G., Executive Director, Pleasanton Housing Authority, Pleasanton, Calif.; Boyle, John, Special Assistant to Director, Production Division, HUD, San Francisco, Calif.; Braden, George O., President, M.O.D. Foundation, San Francisco, Calif.; Burchill, Mr. & Mrs. George, Burchill Realty, San Jose, Calif.; Burris, Thomas E., President, Housing Consultants, Inc., Austin, Texas; Caines, Mildred, Guest, Trinidad; Caines, Veronica, Guest, Trinidad; Calvert, William, Sales Department, Arthur Bros. Construction, San Mateo, Calif.; Carriere, Melvin J., Vice President, Wells Fargo Bank, Pasadena, Calif.; Carver, Charles A., Valuation Specialist, HUD, San Francisco, Calif.; Chan, Gerald J., Assistant City Planner, City of Vallejo, Vallejo, Calif.; Chavez, John, National Committee Against Discrimination in Housing, San Francisco, Calif.; Choy, Walter, Director, Kauai Economic Opportunity, Lihue, Kauai, Hawaii; Cimina, Louis F., Vice President, Wells Fargo Bank, San Francisco, Calif.; Cole, Thomas H., Housing Advocate, Kauai Economic Opportunity, Lihue, Kauai, Hawaii; Collins, Mr. & Mrs. Larry, Regional Manager, Mutual Services Insurance Company, Palo Alto, Calif.; Coovert, Mr. & Mrs. John, Sales Dept., Service Distributors, San Francisco, Calif.; Coplan, Leslie J., Housing Coordinator, Home Loan Bank, San Francisco, Calif.; Coulter, Mr. & Mrs. George, Attorney, Pasadena, Calif.; Davidson, Joseph L., Vice President, M.O.D. Foundation, No. Hollywood, Calif; Davis, Mr. & Mrs. George, Building & Engineering Contractor, George W. Davis Company, Watsonville, Calif.; Davis, Mr. & Mrs. George, Jr., Manager, Monte Alban Apartments, San Jose, Calif.; Davis, Mr. & Mrs. Michael, Assistant Vice President, Mason-McDuffie Investment Company, Berkeley, Calif.; Debois, Mr. & Mrs. Frank, Manager, Terra Linda Gardens, San Rafael, Calif.; DeGrante, Mr. & Mrs. Allen, Feldheym, DeGrange & Associates, AIA, San Jose, Calif.; Devaney, Patrick, Housing Specialist, Self Help for the Elderly, San Francisco, Calif.; Donohoe, Robert A., Supervisor, Conservation Seattle Building Department, Seattle, Washington; Edwards, Curtis, Co-op Membership Sales Manager, Co-op Village, Pasadena, Calif.; English, Mr. & Mrs. Douglas, Area Manager, Service Distributors, San Francisco, Calif.; Feldheym, Len, Feldheym, DeGrante & Associates, AIA, San Jose, Calif.; Figueroa, Benjamin, Economic Development Specialist, UCSSO, Richmond, Calif.; Foster, Donald E., Deputy Chief Underwriter, HUD, Santa Ana, Calif.; Fuke, Milton, Housing Program Specialist, Hawaii County Economic Opportunity Council, Hilo, Hawaii; Galvin, Mr. & Mrs. Nash, Servicing Properties, Monte Alban, San Jose, Calif.; Gift, Deryl E., Chief Underwriter, HUD, San Diego, Calif.; Gilbert, Warren, Warren Gilbert & Associates, AIA, San Jose, Calif.; Gill, Donnie W., Representative, Southeast Arkansas Economic Development District, Pine Bluff, Ark.; Glass, John W., Director of Housing, Office of Economic Opportunity, Seaside, Calif.; Gluck, Mr. & Mrs. Leon, Deputy Consultant, M.O.D. Foundation, San Francisco, Calif.; Golz, Mr. & Mrs. Paul, Executive Consultant, M.O.D. Foundation, San Francisco, Calif.; Gonzalez, Arsiteo, President, Mexican-Americans United for Progress, Morgan Hill, Calif.; Goodman, Mr. & Mrs. Don, Santa Clara County Housing Development Corporation, San Jose, Calif.; Graham, Mr. & Mrs. Richard, Management Director, Servicing Properties, San Francisco; Guion, Mr. & Mrs. Alfred, Servicing Properties, San Rafael Manor, San Rafael, Calif.; Halfon, Mr. & Mrs. Leon, Manager, Sun Terrace, Sun Valley, Calif.; Hall, Mr. & Mrs. C. Mack, Director, Office of Economic Opportunity, San Francisco; Harber, Joseph, Associate Director, Direct Services, Housing Opportunity Center, Los Angeles, Calif.; Harwell. Jerral R., Supervisor, Escrow Department, Title Insurance & Trust Company, Los Angeles, Calif.; Harris, Dale, Housing Aide, City of Fresno, Fresno, Calif.; Helmers, Mr. & Mrs. Harold, Division Vice President, Sproul Construction Company, Redwood City, Calif.; Hernandez, Rosendo, Guest, San Jose, Calif.; Hibbard, Mr. & Mrs. William, Servicing Properties, Mayfair Golden Manor, San Jose, Calif.; Hollis, Albert H., Al Hollis & Associates, Sacramento, Calif.; Holloway, Ray, King District Representative, Community Care, Portland, Oregon; Hopper, James, Rural Housing Specialist, STAP, Lincoln, Nebraska; Hopton, Rick, Public Relations Director, Co-op Village, Pasadena, Calif.; Hunt, Mr. & Mrs. Addison, Boeing Company, Seattle, Wash.; Hunt, Mr. & Mrs. Gordon, Chief of Production, HUD, Los Angeles, Calif.; Hunter, H. David, Multi-Family Housing Representative, HUD, Los Angeles, Calif.; Ina, Sylvester, President, Ina Construction Company, Los Angeles, Calif.; Jerman, John A. Administrator, Rossmoor Walnut Creek, Walnut Creek, Calif.; Johnson, Albert E., Director, HUD, San Diego, Calif.; Johnston, Maria C., Assistant to Executive Director, Community Action Agency, Agana, Guam; Johnson, Harry, Manager, Loan Programs, Federal National Mortgage Association, Washington, D.C.; Jones, Michael B., Housing Specialist, State of Alaska, Anchorage, Alaska; Joseph, Michael, Guest, San Francisco, Calif.; Kahn, Robert L., Director, Urban Housing Division, United Homes Corporation, Federal Way, Wash.; Lasky, Byron H., President, Christiana Community Builders, Los Angeles, Calif; Laughlin, Walter, Thunderbird Builders, Inc., San Pablo, Calif.; Lee, Young, Architect, Oakland, Calif.; Leitch, Bert W., Associate, Land & Commercial Division, Art Leitch, Realtor, San Diego, Calif.; LeJarza, Joseph, Representative, Housing Authority, San Francisco, Calif.; Leuer, Gene, Rocky Mountain Development Council, Helena, Montana; Levinson, Mr. & Mrs. David, Levinson Bros., Inc., Insurance Agents, San Francisco; Levinson, Mr. & Mrs. Fred, Levinson Bros., Inc., Insurance Agents, San Francisco; Levy, Mr. & Mrs. Kenneth, Attorney, San Rafael, Calif.; Lewis, Jonathan, Administrative Assistant, Senator Nicholas Petris, Sacramento, Calif.; Lit, Lydia, Servicing Properties, John Muir Townhouse Village, Martinez, Calif.; Litherland, Rev. & Mrs. Richard, Chairman, Stockton Inter-Faith Housing, Stockton, Calif.; Lopez, Lupe, Guest, Merced, Calif.; Lotery, Rex, Kahn, Kappe & Lotery, AIA, Los Angeles, Calif.; Lundy, Jo Ann, Office Manager, Co-op Village, Pasadena, Calif.; Lyttle, Mr. & Mrs. Brian G., Vice President, Bankers Mortgage Co., San Francisco, Calif.; Mammini, Frank, Owner, Mark V Enterprise, South San Francisco; Martinez, Reyes, Housing Specialist, Mission Development Council, San Francisco, Calif.; May, John, Manager, California Projects, Servicing Properties, San Francisco, Calif.; Meisner, Mr. & Mrs. John, Marketing Manager, Alphex Corporation, Albuquerque, New Mex.; Moody, Curt, Housing Coordinator, Bay Area Urban League, San Francisco, Calif.; Moore, Marguerite, Housing Authority Commissioner, City of Los Angeles, Los Angeles, Calif.; Moreno, Nicholas, Housing Developer, Mission Development Council, San Francisco, Calif.; Morris, Edmund, Executive Director, Kalamazoo County Community Action Program, Inc., Kalamazoo, Michigan; Myles, Frank O., Myles & Associates, journalists, San Rafael, Calif.; McEntee, Father James, Pastor, St. Catherine's Church, Morgan Hill, Calif.; McComas, Lyndell W., Manager, Ponderosa Acres Housing Project, Billings, Montana; McInnes, Mr. & Mrs. Robert, Southern California Area Director Servicing Properties, Riverside, Calif.; McKenzie, Delphine, Director, Ventura County Human Relations Commission, Ventura, Calif.; Navarro, Mr. & Mrs. Alfredo, Central Coast Counties Development Corporation, Aptos, Calif.; Nellany, Jack, Housing Sanitarian, City of San Jose, San Jose, Calif.; Neptune, Mr. & Mrs. Robert, General Manager, Associated Cooperatives, Inc., Richmond, Calif.; Nicek, Mr. & Mrs. Paul, Architect & Engineer, Bethany, Oklahoma; Nichols, Mr. & Mrs. Donald, Office Manager, Terra Linda Gardens, San Rafael, Calif.; Norris, William, Rocky Mountain Development Council, Helena, Montana; Ortiz, Albert B., Housing Consultant, Housing Opportunity Center, Los Angeles, Calif.; Pascua, William, CHP Board Chairman, Kauai Economic Opportunity Council, Lihue, Kauai, Hawaii; Paiz, Mr. & Mrs. J., Servicing Properties, Monte Alban, San Jose, Calif.; Patri, Piero, Whisler-Patri, AIA, San Francisco, Calif.; Peabody, Wendell, Training/Resources Coordinator, Idaho Department of Special Services, Boise, Idaho; Pitre, Clayton, Housing Developer, Operation Equality Urban League Seattle, Wash.; Phillips, Donald G., Chief Underwriter, HUD, Honolulu, Hawaii; Pinkerton, Donald, Director, Department of Housing & Community Development, Sacramento, Calif.; Pinkerton, Roy, Deputy Area Director, HUD, San Francisco, Calif.; Porterfield, Helen, Comptroller, Servicing Properties, San Francisco, Calif.; Price, A.V., President, John Muir Townhouse Village, Martinez, Calif.; Purcell, Mary Jean, Office of Economic Opportunity, Chicago, Ill.; Richardson, Mr. &n Mrs. Don, Manager, Co-op Village, Pasadena, Calif.; Richardson, Russell, Assistant Director of Management, Servicing Properties, San Francisco, Calif.; Rincon, Frank, Jr., Community Development Specialist, City of Fresno, Fresno, Calif.; Robinson, William, Economic Consultant, Central Coast Counties Development Corporation, Aptos, Calif.; Rodriquez, Mr. & Mrs. Robert, Servicing Properties, Sun Terrace, Sun Valley, Calif.; Rogers, Mary Ellen, Tenants' Union, San Francisco, Calif.; Roseboom, Deborah, Housing Coordinator, Greater Anchorage Area Community Action Agency, Anchorage, Alaska; Rosenthal, Marge, Administrative Assistant, Servicing Properties, San Francisco, Calif.; Rothenberg, Alan E., R.H. Lapin & Company, Inc., San Francisco, Calif.; Rothman, George, Director, Oakland Rehab., Inc., Oakland, Calif.; Roos, Daniel F., Housing Consultant, Social Dynamics, Berkeley, Calif.; Runo, Arnold F., Chief, Property Operations Branch, HUD, San Francisco, Calif.; Safran, Tom, HUD Area Office, Los Angeles, Calif.; Santana, Alice, Central Coast Counties Development Corporation, Aptos, Calif.; Saslow, Mr. & Mrs. Michael M., Christiana Community Builders, Los Angeles, Calif.; Scarlett, Mr. & Mrs. Lee, Whittaker-Alphex Corp., Walnut Creek, Calif.; Schumann, Howard, Director, M.O.D.F. Management Training Program, Watsonville, Calif.; Schunk, Anthony A., Title Insurance & Trust Co., San Jose, Calif.; Seon, Thomas, Senior Bookkeeper, Servicing Properties, San Francisco, Calif.; Seymour, Bruce A., Project Loan Manager, Commonwealth, Inc., San Francisco;

Continued Pg. 4

ABOVE: David Yamashiri, HUD, Honolulu; Don Phillips, HUD, Honolulu; Curtis Edwards, MODF; Philip Thompson, special assistant for co-op housing, HUD, Washington, D.C.; Marguerite Moore, L.A. Housing Authority Commissioner; Clifton Alexander, Pasadena; George Braden, president, MODF. CENTER: George Braden, president MODF; Jerry Voorhis — "Mr. Co-op"; Harry Johnson, manager, Loan Programs, FNMA; Larry Collins, Mutual Service Insurance.

Co-op Housing

presents news and commentary on California housing cooperatives and other consumer co-ops, and is published by Mutual Ownership Development Foundation, a non-profit organization with offices at 681 Market Street, San Francisco, Calif. 94105; telephone (415) 982-1277; George O. Braden, President; Naemi Burtch, Editor

MODF is a member of National Association of Housing Cooperatives, Washington, D.C.; Cooperative League of the U.S.A., Chicago, Ill.; associated with International Cooperative Alliance, London, England.

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New York City senior citizens living in cooperatives made the long journey to the State Capitol to urge tax relief.

— Photo by "The Cooperator"

Tackling the Problem of Housing The Elderly: Some Observations

Time was when you could picture old age as the mellow time — the time to reap the harvest of years of labor and secure the respect and affection of the family.

Today, when youth itself has become a value in our culture; it's somehow shameful to grow old, an embarrassment to be avoided by pills, surgery, cosmetics . . . anything to avoid the reality that human beings age. To face up to that reality would mean to face up to the special problems and needs of the elderly. So far we've handled those problems largely by ignoring them, or, at least by giving lip service to them.

But there are some hopeful straws in the wind — at least in the housing field — to judge by recent articles in co-op publications.

For example, most of us are dimly aware that inflation hits hardest at the elderly trying to live on limited social security and pensions. A Cooperative News Service story outlines the case of an 81-year old widow, living in substandard housing over 50 years old. Her total 1969 income was $1,320. Her tax bill was $556, an increase of $161 over 1968. All she had left for living expenses was $764. She is not unique.

Finding housing suitable to their needs at prices they can afford is a major and painful concern of the elderly. Many in single family units want to move to smaller quarters or a rented apartment — especially after a spouse dies. Some want to move to warmer climates.

But they can't, notes the article. They are caught in the squeeze between rising costs of housing and their fixed, often very low incomes.

One solution the article outlines is setting up a public corporation that would buy, sell, rent and renovate residential property for senior citizens. Such a corporation might buy a home from a sick, elderly person and pay his nursing home costs. It might remodel a large house so several oldsters could live there at reasonable rents.

It might also help the elderly move to a retirement village or to other communities with the down payment cost on the new dwellings offered at modest cost. The senior citizen could keep his own home until he found out if he liked the change.

This seems a sensible, human approach for the elderly homeowner, one that would give him some choice in the way he wants to live.

The second article, in the UHF *Cooperator*, deals with senior citizens who have already made that choice: — they live in cooperatives.

They face the same problems . . . the cold hand of inflation, medical expenses that eat into a small fixed income, and rising tax costs.

Together, a group of them decided to do something themselves about the last problem. Almost 1,000 elderly cooperators trekked to the N.Y. State Capital at Albany this May to present their case to the legislature and push for tax abatement. They were polite, orderly, and firm in their purpose.

And they achieved it. The New York assembly and senate passed a measure making it possible for senior citizens living in government-aided housing, living on limited income not exceeding $4,500 a year, to have full tax abatement.

The first story dealt with what could be done to help the elderly. The second described what the elderly can and are doing for themselves.

Together they may point to another approach: making more senior citizens aware of what cooperative housing is and making cooperative communities available to them.

Given the knowledge and the choice many — certainly not all — elderly single family homeowners might opt for living in cooperatives. The advantages are clear: co-op housing costs less (see the table on the back page for evidence of this) and cooperative housing gives its member-owners control over the way their own communities are run . . . encourages them to take active part in decisions that affect their lives.

A small start in providing senior citizens with the choice of cooperative housing has been made. Throughout the country, co-op housing for the elderly is on the increase. MODF has sponsored Merced Golden Manor and Mayfair Golden Manor so far and has plans for more senior citizen co-ops.

But nation-wide, the need is vast. The elderly can't make a choice they don't know about, or one that isn't available to them. The need for getting the co-op message across and for providing more senior citizen co-op housing is a pressing one.

This is the MODF-sponsored Merced Golden Manor in California. Eligible elderly pay as little as $36 a month including utilities, here for housing that includes range, refrigerator, disposal, kitchen fan, evaporative cooler. Laundry facilities are provided and maintenance of the pleasant landscaping is taken care of.

Institute

Continued from Page 3

Shears, William, Servicing Properties, Co-op Village, Pasadena, Calif.; Shemaria, Margaret, M.O.D.F. Home Economics Counselor, Watsonville, Calif.; Smith, Merritt R., Director, FHA, Phoenix, Arizona; Smith, Mr. & Mrs. Sydney, Executive Director, Pasadena Area Housing Development Corporation, Pasadena, Calif.; Steinbuck, Charles, Senior Physical Planner, Poughkeepsie Model Cities, Poughkeepsie, New York; Sweeney, John D., Assistant Manager, Wells Fargo Bank, Martinez, Calif.; Swenson, Mr. & Mrs. Clifford, Carl Swenson Co., Inc., San Jose, Calif.; Tackett, Marnesba, Associate Director, Housing Opportunity Center, Los Angeles, Calif.; Taute, Carl, President, Real-Blt, Inc., Billings, Montana; Thompson, Philip, Special Assistant for Cooperative Housing, HUD, Washington, D.C.; Thompson, Warren, Executive Vice President, Home Ownership Plan Endeavor, Baltimore, Md.; Thompson, Mr. & Mrs. Willard, Vice President, Servicing Properties, Concord, Calif.; Timmel, Mr. & Mrs. Arthur, Vice President, Weyerhaeuser Mortgage Company, San Rafael, Calif.; Tepper, Ruben, President, Consumers Co-op Society, Palo Alto, Calif.; Tworuk, Mr. & Mrs. Edmund, Coordinator, Dept. of Housing & Community Development, Sacramento, Calif.; Vallaolid, Rosemary, Office Manager, Monte Alban Apts., San Jose, Calif.; Van Pelt, Mr. & Mrs. Jeff, Office Managers, Clifford Manor, Watsonville, Calif.; Vasquez, Amelia, Guest, Merced, Calif.; Vaughan, John, Committee for Economic Opportunity, Poughkeepsie, New Yk.; Voorhis, Mr. & Mrs. Jerry, "Mr. Cooperative", Claremont, Calif.; Voorhis, Dr. Jerry, Guest, Claremont, Calif.; Wagner, James, Assistant Director, Central Coast Counties Development Corporation, Aptos, Calif.; Wall, Art, Vice President, Bank of California, San Bernardino, Cal.; White, John T., HUD - FHA, Phoenix, Arizona, White, Mr. & Mrs. Roy, Office Managers, Merced Manor, Merced, California; Wilcock, Mr. & Mrs. James, Superintendent, Mayfair Golden Manor, San Jose, Calif.; Williams, Enoch, Executive Director, Housing Development Corporation Council of Churches, New York, New York; Williams, T. Ross, Executive Director, Redevelopment Agency of Pasadena, Pasadena, Calif.; Wilson, Joseph, Model Cities Agency, Helena, Montana; Workman, Don, Thunderbird Builders, San Pablo, Calif.; Wright, Mr. & Mrs. John, Wright & Benjamin, AIA, Orange, Calif.; Yamashiri, David, Multi-Family Coordinator, HUD, Honolulu, Hawaii.

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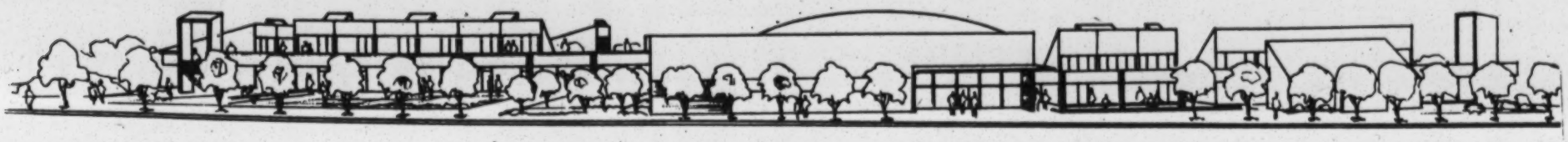

HERE'S HOUSING HISTORY IN THE MAKING

CO-OP VILLAGE, PASADENA

The group in the photo has good reason to smile ... they're making housing history in this country by breaking ground for a new supermarket. Not just an ordinary supermarket ... but part of a new concept: a cooperative community with a shopping center owned by the member-residents of the housing co-op it serves.

Co-op Village, MODF-sponsored community in Pasadena, is the first co-operative to include a community shopping center as part of an FHA-insured loan. In all, it will include more than 23 acres of houses, shops and recreational facilities, including a swimming pool, clubhouse, day care facilities, picnic facilities, ball courts and playgrounds.

Townhouses will range from one to four bedroom units, with monthly charges ranging from $124.24 to $187, including utilities, or lower for those eligible for government rent-subsidies. The cost includes all maintenance of buildings and grounds and utilities. 47% of the monthly figure may be a homeowner's deduction from taxable income.

The shopping center will include, in addition to service shops, a branch of the Wells Fargo Bank, a pre-paid medical service clinic with 24 hour pharmacy for its own patients and the consumer co-op market operations.

Shown above are Clarence Glass, manager of the new Wells Fargo Bank Branch now under construction as part of the Co-op owned shopping center; Tim Matthews, barely visible behind him, city director of Pasadena; John Reagan, executive director of the Pasadena Urban League and vice president of Consumer Cooperative Village, Inc. of Pasadena (CCV); Richard W. John, vice president of Bell & Howell and president of CCV; Willard Thompson (only the top of his head can be seen), representing MODF; Roy Dixon who will operate Dixon's Burger Restaurant in the Co-op owned shopping center. The enthusiastic lady with the shovel is Ruby Williams, president of the Pasadena NAACP and a board member of CCV.

Mutual Ownership Development Foundation hopes that Co-op Village will point the way for similar developments in core areas of major cities.

A non-profit organization dedicated to education and development on behalf of cooperative communities, MODF is a member of the Cooperative League of the USA and the National Association of Housing Cooperatives, among other organizations.

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MOD

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$89 TO $165 MONTHLY*

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- Laundry Facilities
- Air Conditioning
- Range, Refrigerator

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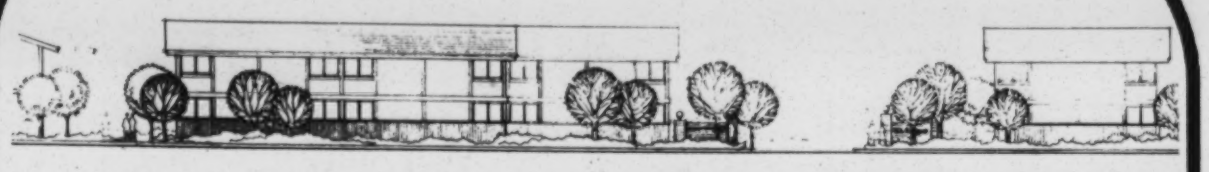

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- Disposal
- Carpets, Drapes
- Laundry Facilities
- Community Building

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Co-sponsored by GARDNERS NEIGHBORS

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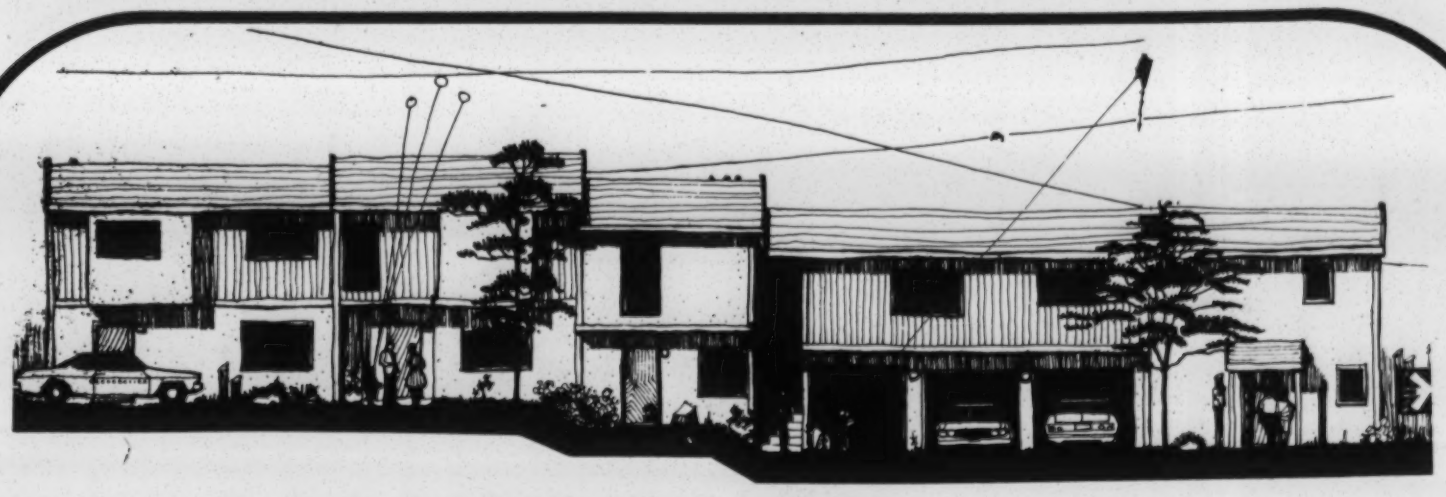
- Kitchen Fan, Disposal
- Carpets, Drapes
- Laundry Facilities
- Community Building

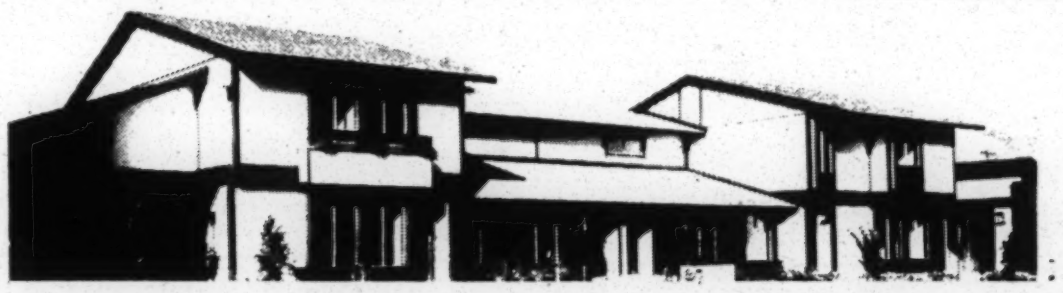
GARDEN GROVE

ORANGE, CALIFORNIA



1, 2 & 3 BEDROOM UNITS
$118 TO $177 MONTHLY*

- Range, Refrigerator
- Disposal
- Air Conditioning
- Laundry Facilities
- Swimming Pool, Community Buildings



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* FHA qualified applicants for subsidy are required to pay no more than 25% of their adjusted gross income, but in no case can they pay less than "basic rent" or less than 30% of the unsubsidized rent where applicable.

modf

Helping to bring about better communities through cooperative ownership

Tired of Hassling with the Landlord . . .? "Cooperatize"!

by Marge Rosenthal, SEPRO

With the number of cases of strained relations between tenants and landlords on the rise, – a new trend is growing: the emergence of groups of renters who get together to buy apartment buildings from the owners and turn them into cooperatives.

Setting up such co-ops has a number of obvious advantages. It solves problems of landlord negligence, and puts brakes on the costs of housing that result from inflation and the resulting rent hikes. From the landlord's point of view, it answers complaints of losses on his investment because of rent controls. And, perhaps mot important, it allows renters to become homeowners by having part of their monthly payments become equity on their homes.

If you and a group of your neighbors are interested in the idea, here are some basic steps to take to convert from renters to co-op member-owners.

First, it is advisable to contact the State Attorney General and Real Estate Commissioner to determine the legal and real estate requirements involved, and simultaneously apply the following procedures which apply regardless of state location.

Begin by having a nucleus group of at least 35 percent of the apartment members interested in forming a co-op and from that group establish a tenants' committee or steering committee. The first stages of forming a co-op are intricate, and best handled by a small elected group, preferably odd-numbered to avoid voting deadlocks.

Assuming the landlord is willing to sell and the tenants willing to buy, a lawyer should be retained to negotiate the actual purchase and begin the incorporation proceedings at the proper time. At the same time, the steering committee should hire an engineering firm to assess the building's physical condition and a management agency to provide expertise in cooperative organization.

A prospectus or public report must be secured to meet California State requirements as well as to set forth the facts. The document must include all purchase details, price of the building, mortgage amount, terms, interest and taxes, and share plan for the cooperative corporation. Also, it must include a property description of the neighborhood, age and condition of the building (including an assessment of the electrical wiring and the plumbing), and a sales plan for dispersing shares in the cooperative corporation.

A certain amount of money must be collected from each tenant for initial expenses and arrangements must be made to establish a reserve fund, for repairs on and replacements based on the condition of the building.

Often problems arise because of tenants' difficulty in raising money for the necessary individual down payments. Banks are hesitant to loan such amounts without a deed of trust. However, with more and more tenant groups choosing to turn their apartments into cooperatives, such loans are becoming increasingly in demand, and a plan is now under consideration to establish a new government funding agency to meet the needs of urban tenants.

Many of the intricacies of forming a co-op are handled by the management agency hired for its expertise. Usually, the agency will not charge a fee in the beginning, but will bill the co-op on a monthly basis based on an agreed percentage of maintenance costs. The management agency, which derives its authority from and is responsible to the Co-op Board of Directors, will help guide organization of the cooperative and take responsibility for the corporation's operating budget and for the physical maintenance of the building.

For information on management agencies in your area write to the National Association of Housing Cooperatives, 1001 - 14th Street, N.W., Washington, D.C.

The first housing co-op in the Los Angeles area in more than eight years began operations June 15 when member-residents of Sun Terrace (top photo), north of Burbank, held their first annual meeting and elected their first board of directors.

Sponsored by the Mutual Ownership Development Foundation, Sun Terrace is an apartment community with one to four bedroom units. Financed under the Section 236 interest-subsidy program, it provides for cooperative home ownership at monthly carrying charges starting at $84.00, depending on the family income. Monthly carrying charges include all payments on the loan; funding of all reserves, cost of exterior maintenance and all utilities except the telephone; and premium on extended life insurance that assures payment of the carrying charge for a resident-member in the event the family breadwinner dies for 6-12 or even 18 months – depending on the age of the deceased.

Management is provided by servicing properties under the direction of Ross Richardson, assisted by Joseph Davidson, former president of the California Association of Housing Cooperatives.

Elected to the Sun Terrace board were: (left to right, lower photo): Eustace Lee, assistant secretary; Robert Rodriguez, vice president; William Townsend, president; Maria Turowski, secretary; and Carrie Caldwell, treasurer.

CO-OP CENTER IS A "FIRST" FOR SWEDEN

A sight long familiar here – the mammoth suburban shopping center with a large variety of stores and acres of parking space – has been introduced to Sweden by that country's cooperatives.

The Valbo shopping center, outside of the town of Gavle, opened last May after some ten years of planning. It offers several department stores, supplementary shops and service businesses, in contrast to the single enterprise suburban centers established in the 60's.

Its development reflects what we experienced in this country a decade earlier. Swedish consumer cooperatives found expanding retail outlets in the cities increasingly difficult; ground space is at a premium and providing parking space is a gigantic problem. The solution: move out to the suburbs.

This was not done without considerable planning and forethought, however. Co-op planners regard the Valbo center as an experiment and are watching it closely. The hope is that such centers will be supplements to the conventional city centered co-op stores and that a balance will be maintained between the two.

Valbo center includes two co-op department stores, Domus and Tempo; Domus Furniture Store; 30 specialty shops and service units; a movie house; post office; and children's play area.

There is an outdoor exhibit area and walkways adorned with fountains and sculptures. The entire center is roofed in, air conditioned, and heated electrically to avoid pollution.

NEW MODF CO-OP FOR ARIZONA

Mesa, near Phoenix, will soon have a housing cooperative — the first to be built in the area since the completion of Concord Village in nearby Tempe, in 1967.

Funding of the proposed 126-unit project was announced in May of this year. Resident-members will pay carrying charges based on the 1 % interest bearing loan made possible by the Section 236 federally assisted subsidy program.

Ralph Staggs is the proposed general contractor and project design is being handled by Architect Howard Miller.

Paul Golz, executive consultant for MODF, the project sponsor, will be overall coordinator.

CO-OP VOLUME UP

California consumer co-ops enjoyed a 22.7% increase in volume last year for a total of $49,191,034. The increase is primarily attributed to the new "discount plus" operation the majority of state co-ops have put into effect.

CWS

Christiana Western Structures, a subsidiary of Christiana Oil Corporation, has entered the dynamically growing field of manufactured housing by the acquisition and expansion of a major manufacturing facility which has produced over 5,000 units.

Christiana Western has refined an exclusive manufacturing system which controls costs and avoids the vicissitudes of the labor market. The company is dedicated to the philosophy that quality and imaginative design can and should be applied to pure shelter concepts.

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THE LEGACY ROBERT OWEN LEFT THE CO-OP MOVEMENT

by Harold Hamil,
Farmland Industries, Inc.

At a meeting of the Cooperative League in New York last September, we met a woman who was there with a purpose all her own. She was drumming up interest in the 200th birthday anniversary of her great-great gradfather.

The woman, Mrs. Caroline Dale Owen Baldwin, lives in Washington, Conn. Her great-great gradfather bore the name of Robert Owen, and his birthday was May 14.

Mrs. Baldwin chose the League meeting as a place to promote interest in the 200th anniversary because the various organizations represented in League membership can look back on some of the ideas of Robert Owen as contributing to their origins.

Robert Owen was a contradictory character. He was a rich manufacturer who became more interested in working with his employees than in making money.

He was a man of little formal education who became a great advocate of education.

He was utterly practical through his years of managing the largest cotton spinning mills in Great Britain, but he was accused of being a highly impractical dreamer when he conceived the only major project that he ever undertook on the American continent...

Robert Owen was born in Wales. He left home at the age of 10 to become an apprentice in a draper's shop. Ultimately, he took employment with a cotton mill in Manchester, and at the age of 19 he was managing a factory with 500 employees. At the age of 29 he and some partners had taken over the New Lanark mills in Scotland, the largest cotton spinning operation in the British Isles.

While Owen had established himself as an innovator in tackling the problems of men, women and children who were caught up in the problems of an emerging industrial society, was at New Lanark that he really started upsetting the theories and practices of his associates at the management level, including his partners.

The New Lanark mills drew on the orphanges and poor houses of Glasgow, Edinburgh and other cities for several hundred children who came at ages of five or six as wards of the mills, more or less, and tenders of the spindles. Adults in the mill community were almost as sorry a lot as the children...

Owen devoted much time and money to improvement of the community of his employees and gave personal attention to training them in habits of cleanliness and thrift. He opened a store where they could buy necessities at minimum cost. He was instrumental in establishing what would amount to a kindergarten for the very young of the mill community.

But his preoccupation with people problems and his generosity in dealing with them led to dissatisfaction on the part of his partners, and eventually he tansferred his ownership to another mill, where he made sure that the partners were in tune with his thinking. One of the policies of the new venture was to limit return on investment to 5 per cent.

By this time Owen was more philanthropist, social innovator and writer than industrialist, and it was quite natural that he should aspire to putting his ideas to work under controlled conditions, so to speak. And thus came failure in a venture that is memorialized in a national historical monument on the banks of the Wabash River in Southern Indiana.

Owen brought the physical properties of a colony that had been established by a German religious group and, keeping the name, New Harmony, he undertook to build a self-governing community that would bear out his basic theories.

The trouble was that too many of the people who joined the colony had theories of their own, and after an almost continuous round of bickering, the project was abandoned in 1827.

New Harmony lasted only three years, but Dr. Joseph Knapp reviews the experiment in his new book, *The Rise of American Cooperative Enterprise*, as illustrative of the pitfalls encountered by men down through the years as they have tried to improve upon our society. Knapp makes this oberservation:

"Looking back on this experiment, it is not difficult to see that it was doomed from the first. The people who became members could not be carefully selected, and its basis was sentimental rather than economic. Under Owen's scheme there was no penalty for idleness and no reqard for industry and thus no outlet for ambition."

More than one cooperative venture has failed because sentiment was allowed to over-shadow important economic considerations.

But the contributions of Robert Owen do not center in this case of colossal failure. His experiments and his writings were known to the weavers of Rochdale in 1844 when they set up a cooperative store under a set of rules that has surprising relevancy to the farmer cooperatives of our quite different time and economic climate.

There are traces of Robert Owen's thinking in our American public school system, and there is almost direct application of one of his theories in the head-start program that is a part of our national war on proverty. There is Owenism in the model cities programs and other programs for fighting substandard living conditions in our big-city slums and ghettos...

Robert Owen believed there were ways to offset the evils of the Industrial Revolution, and he tried them out in his own plants, at no small cost to him and his associates. He proved, by his failure at New Harmony, that the ultimate in brotherly living probably is impossible. But his failure set a warning buoy for others to note before sailing into the same mistake.

Robert Owen was an impatient man, and his tendency to short-circuit those about him in his zeal for reform is something that practical reformers of our time tend to avoid. The neat and orderly life he sought for the people working at the New Lanark mill was of his own prescription, and its management was under his direction. While the company store was a boon to the workers in his mill, its successors in the factory and mining towns of America became targets of employee opposition to managerial paternalism. One such store is noted in a song that Ernie Ford made into a best-selling record.

The lessons Owen failed to teach were those which emphasize the importance of involving people in working out procedures as well as

(continued page 7)

Michigan Co-op Gets Largest State Backed Mortgage

Avon Hills townhouses, part of the first phase of the $150 million cooperative complex.

The largest mortgage commitment ever made by the Michigan State Housing Authority—$8,734,800—has gone to the Michigan Credit Union League for phase one of its cooperative housing development, Avon Hills, in Oakland County.

The co-op townhouses, to be built at an estimated cost of $90 million, will be the core of a $150 million complex planned by the League for the area. Phase one calls for construction of 403 townhouses on approximately 100 acres at a cost of about $11 million. The total project will consist of 1250 townhouses, 330 garden apartments and 497 single family detached homes as well as two community centers, two swimming clubs, tennis courts, a shopping center, and acres of parks and woodlands. Using the concept of a planned neighborhood development, Avon Hills will establish self-sufficient residential areas with a diversity of housing types.

The townhouses will be constructed by Levitt Building Systems, Inc., at its new Battle Creek plant and delivered to the site. According to LBSU President Charles L. Biederman, "Avon Hills will be a totally manufactured community and will be a demonstration of the fine homes available through industrialization. Our factory-built homes have been created to retain arcitectural warmth and charm..."

Michigan's Governor William G. Milliken said "The Michigan Credit Union League is to be commended for devoting so much of its energies and resources toward easing Michigan's housing crisis. This development, and the others which are planned, will provide a significant service to the people of Michigan."

In all, Avon Hills will comprise 406 acres. Completion of the total complex, including an adjoining 70 acres for a shopping center and 40 acres for light industry, will take an estimated five years.

The average townhouse will have a normal sales price of about $24,000 and will compare with housing selling for at least $3,000 higher.

Avon Hills is the first cooperative housing project to be developed under a 1967 law allowing Michigan Credit Unions to invest up to 5 per cent of their assets in cooperative housing. MCUL formed a subsidiary, League Housing Foundation, to assist credit unions in developing cooperative housing.

Besides Avon Hills, other housing cooperatives are being developed in Berrien Springs and the Upper Peninsula, said Housing Foundation President Charbonneau, who also is MCUL managing director. Including Avon Hills, the total cost of the planned developments is about $121 million.

The Michigan Credit Union League, which was organized in 1934, is a statewide Association of nearly 1,100 credit unions. They have a combined membership of more than 1,800,000 persons.

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AIHC Reorganizes

Professionals in the development and/or management of housing — with emphasis on housing for people earning below-average incomes — have re-activated the American Institute of Housing Consultants (AIHC).

Following reorganization meetings held in February in Chicago, in May in Kansas City, and in June in Washington, D.C., the AIHC has called a special general membership meeting for July in Washington, D.C., at which time the AIHC "Code of Ethics" and other important guidelines will be considered for adoption.

The profession of "housing consultant" was a very limited one until Congress passed legislation which charged the federal government with assisting the development of low and moderate income housing other than public housing. Prior to that, "housing consultancy" was to a large extent related to cooperative housing. There, the competency of special consultants in project planning, development, and ultimately, property management with advice and guidance to the resident-owners, helped prove, after a long record of successes, that cooperatives are vitally important in the housing market.

Three categories of membership have been established with a uniform dues requirement of $100 per year. The voting membership will consist of "members" and "associate members." Designation as a "member" will indicate a housing consultant with a commendable record of accomplishment. "Associate members" designates applicants who are developing expertise in packaging.

"Affiliate member" is a non-voting classification and can include any active member of the housing or related industry who makes a specific request for such membership or any interested applicant who does not meet the requirements for voting membership.

One of the major motivations for re-activating the AIHC is the desire of the members of the housing consultant profession to regulate their activities and to provide organizations and agencies which require the services of housing consultants with information and guidelines they seek in judging competency and availability.

Membership applications should be directed to AIHC's Treasurer and Membership Committee Chairman, William Brokaw, 7300 N. W. 23rd Street, Bethany, Oklahoma, 73008, together with a resume and a list of details of projects with which one is affiliated. Include a copy of the latest FHA Form No. 2530 used if applicable.

Pro tem officers of AIHC are: President, Paul Golz; Vice-President, Enoch Williams; Vice-President, Alvin Gershen; Secretary, James Hurley; Treasurer, William Brokaw.

The next permanent slate of officers will be elected in October when the AIHC's annual membership meeting will be held.

IT'S A MATTER OF TIME

With both the Republicans and Democrats in the California State Capitol introducing bills to correct the legislative error in a 1968 tax bill affecting California co-ops, the measure seems certain to attain passage.

The 1968 tax bill failed to extend the same tax privileges to co-op home-owners as to single residence and condominium home-owners. The omission was conceded to be an oversight but this session is the first to yield hope for the inequity to be corrected. If successful, the legislation will lower co-op carrying charges an estimated $7 to $9 a month, allowing families with lower incomes than presently acceptable to qualify for federal rent subsidies and thus extend co-op home ownership to families not currently eligible.

ROBERT OWEN...

(from page 6)

establishing goals. His kind shows up today in the man who made it by himself and says this is the way it ought to be and tends to let his own success be adequate justification for the rightness of his methods. On the other hand, we have the person with a little less conviction as to the exact goal, but a determination that the course of action involve step-by-step acceptance by those expected to benefit.

We need both kinds of leadership, and fortunately for our democratic institutions—including our cooperatives—we have had them in pretty good balance ever since the days of Robert Owen.

or

A CLASH OF SYMBOLS...

Ever since its introduction some months back, the new co-op label which appears on cans, boxes and products in supermarkets, has stirred some mild controversy.

From the "pro" forces the new design draws forth such descriptions as "handsome," "distinctive," "more modern looking." Some co-opers like the idea that the hyphen is replaced by "a people" and many are in favor of the new statement "where people get together." Others point out that the old twin pines emblem was meaningful inside the movement, but had no particular identification value for non-cooperators.

The "anti" forces sturdily defend the twin-pines-in-a-circle used for so many years. Of the new, "Looks like a bowling ball's about to split the word co-op" was one comment . . . "What's a funnel doing in there?" was another.

They harken back to the fact that the twin pines logo was originated by James Warbasse, founder of the Cooperative League of America, and that each part of the symbol has a special meaning (for example, the pines represent endurance, such as the enduring nature of cooperation . . . the circle symbolizes that which has no end . . . and also the universe . . . etc.)

In response, "pro" new logo co-opers point out that very few people are aware of the symbolism attached to the old logo.

And so it goes.

Actually, the controversy is probably of the tempest in a teapot variety since most consumer cooperatives, at least, have announced their intention of using BOTH the old and new emblems in a cooperative fashion.

AND A NEW SYMBOL TO WATCH FOR

CO OP 70's DEVELOPMENT DECADE ©

The decision to embark on a Co-op Development Decade was made in September at the Cooperative League meeting. You see the symbol here.

Why, at this particular point in history, announce such a plan. . .?

One obvious answer is that the beginning of a new ten year period in the calendar of human events is an inevitable time for taking stock and for making plans.

Another answer is that US cooperatives are at something of a crossroads. They can continue as they are, going their mostly separate ways, growing rapidly in some areas, painfully in others, and in some fields, declining in number and importance. Or, by getting together to work out goals and priorities, they can give new direction and vigor to the movement as a whole.

Proclaiming an ambitious ten year development plan is a good way for the movement to assess where it stands now and work toward some hard answers to the question, "Where do we REALLY want to go from here?"

Toward that end representatives of farm, housing, consumer, credit union, and youth co-ops are hammering out a list of definitions and goals for the movement as a whole.

Among the goals they agree on are finding ways to meet members' new needs, developing a better understanding of what cooperatives are all about, and helping new groups form co-ops. Many of them are convinced that "business as usual" isn't good enough for cooperatives and committed to having the co-op idea make a stronger social impact on the nation. All of them are enthusiastic about the idea of determining goals — so that the very bringing together of these representatives by means of a Development Decade plan has already proved an asset to the movement.

RELIGIOUS GROUP IS NEW MODF MEMBER

The Sunnyvale Unitarian-Universalist Fellowship is the newest member of the Mutual Ownership Development Foundation.

Formed ten years ago, the Fellowship, with 130 members, is active in community affairs. Several years ago they were unsuccessful in developing a low income housing project on their 2½ acres in Sunnyvale. Preliminary discussions with MODF have stimulated new efforts, this time with a view towards developing a middle income housing co-op. Plans include townhouse structures, a community building with meeting rooms for Fellowship members, a small pool, and green areas.

PITTSBURG TO HAVE HOUSING COOPERATIVE

Pittsburg, Cal., that is . . .

To be known as Stoneman Village, the 156-unit housing cooperative based on Pittsburg Model Cities Agency approval, was granted funding under the HUD-FHA Section 236 interest-subsidy program. Thirty-six of the units are now in existence and will be rehabilitated. The balance will consist of one to four bedroom townhouses now being designed by Allen English, with offices in Richmond.

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Comparison Study of 3 Theoretical Projects Financed under Sec. 236

Developed for the Mutual Ownership Development Foundation Institute
MAY 3-4, 1971 SAN FRANCISCO

	APPROACH		
	L.D. (Profit)	N.P. Rental	Co-op
Total Structures & Land Improvement	$1,287,798	$1,287,798	$1,287,798
General Requirement	51,512	51,512	51,512
Builders Overhead	26,786	26,786	26,786
Architects Fees	72,812	76,250	76,250
Bond and other fees	23,770	23,770	23,770
Carrying Charges & Financing	165,001	217,164	218,810
Legal and Organizational	26,815	7,500	3,500
Consultant Fee	-----	22,423	22,192
Marketing Costs	-----	-----	18,385
Bid/Sponsor Profit	165,449	63,617	63,617
Land	166,380	166,380	166,380
Total Project Cost	$1,986,323	$1,943,200	$1,959,000
Equity Investment	198,623	-----	-----
FHA Insured Loan	$1,787,700	$1,943,200	$1,959,000
Interest, including Curtail (1%)	59,548	62,726	59,436
Return on Equity	14,358	-----	-----
Operating and/or Vacancy Reserve	9,363	8,775	7,811
Replacement Reserve	6,593	6,593	6,593
Real Estate Taxes	33,400	33,400	33,400
Other Operating Expenses	62,500	62,500	55,300
Total Project Expense	$185,762	$173,994	$162,540
Accessory Income	1,800	1,800	2,800
Net Annual Expenses	$183,962	$172,194	$159,740
Average Monthly Rents	$154.84	$144.94	$134.47
Minimum Income - Tax Savings (Initial year)	-----	-----	6.02
Net Monthly Cost to Occupant	$154.84	$144.94	$128.45
Equity Buildup to Occupant (Initial year)	-----	-----	5.27
True Cost to Occupant	$154.84	$144.94	$123.18

Comparison based on 100 unit project financed with a 7% interest bearing loan.
Fees based on maximum allowables
Profit computation where applicable based on minimums experienced in relation to size of project

Involving The Community.....

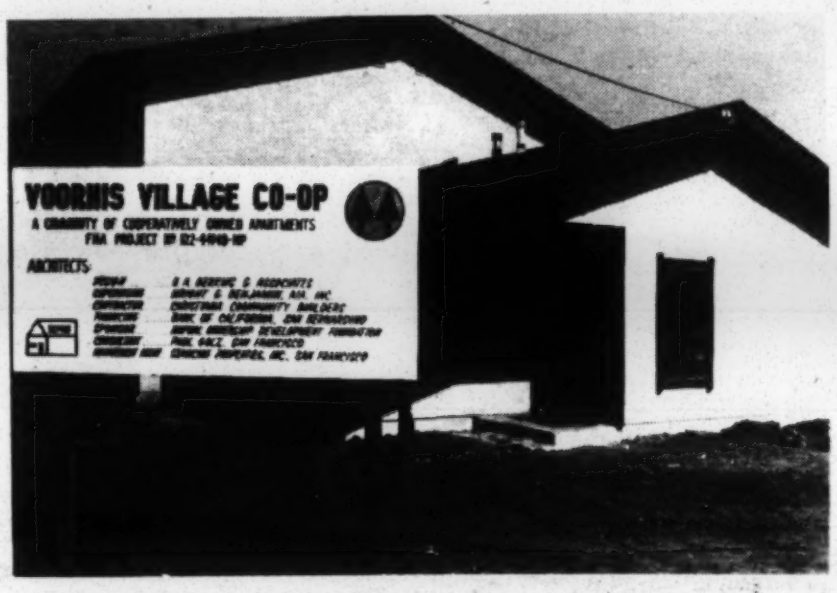
(Continued from page 1)

that of the other builder. The local community paper took a stand with headlines "More Outhouses for Pasadena."

This geared us into immediate action. We set up meetings where the people of the community got to know our architect and find out the "why's" of the design. We hired local people to do the color design, ran ads in the papers to explain the project, held tours of the site under construction, and, in general, made a sincere effort to communicate with the community. I believe our efforts are being rewarded by community acceptance, without which any project runs the risk of failure.

I am defining "failure" in a special way. By strict business standards, if a development shows a profit it is a success. As a businessman I agree that this is an important objective. But profit cannot be a company's or government's only motive for building housing. If it is, I can only refer to the old saying: "operation was a success, but the patient died."

What I am getting at is that if every developer reached out into the community and attempted to relate to its people, these people would furnish many of the necessary ingredients for a successful project. The reaching-out must, of course, be sincere — an honest recognition of responsibility to the community. If it is patronizing or phony, the results will be disastrous. But genuine effort to inform and cooperate with the community will lead to working together toward a goal that benefits everybody.



The picture tells most of the story: Voorhis Village, MODF-sponsored co-op housing in San Dimas, Cal., is underway. Financed under Section 236, Voorhis Village will have 65 units of one, two, three, and four bedrooms with monthly costs ranging from $88.45 to $164.38. For many resident-owners eligible for "rent" supplements, monthly housing costs may be even lower. The new co-op honors Jerry Voorhis, a trustee of MODF and one of the leaders in the development of the US cooperative movement. He is retired president of the Cooperative League and chairman emeritus of the National Association of Housing Cooperatives. Voorhis, now retired, lives near San Dimas.

Western Campus Co-ops Getting bigger in smaller ways

BERKELEY, Calif. (CNS) — Living in small groups is replacing large dormitories and central dining rooms — at least in the western campus co-ops represented at a conference held here recently.

The University Students' Cooperative Assn., based here and host to the convention, is building an apartment complex near often-tumultuous Telegraph Ave. (The USCA operates other apartments, along with more or less traditional type dormitories.)

Dick Palmer, manager of the 1,000 member USCA, told "The Great Toad Lane Revival" that its Haste St. co-op housing project will provide rooms for single occupancy for 264 students. While many rooms will be in apartments for two, three, or four persons, a goodly number of single rooms is being included. Apartments will open onto courts and stairwells, with no long corridors.

The Portland (Ore.) Students Services is featuring "apartments, not group living," within its projected $3.1 million building to house more than 400 students. The lowest priced unit will cost $26 a month.

The University Cooperative Housing Assn. which has been operating three houses near the University of California (Los Angeles), will house 247 students in its planned $2.2 million building — again in one, two, and three student living units.

The 21 co-op houses at the University of Texas, Austin, also are geared to "small group living," its representatives said here.

The Davis Student Co-op was the smallest represented — with 11 members living in a farmhouse two miles from the University of California campus in Davis. Its spokesmen declared that there can be too much of "small group living" — with a resultant accent on inter personal problems. The co-eds lamented that they live "way out in the country with our cats and dogs, and no one comes to see us." But next year the Davis co-op members are moving to a house on the campus at Davis.

Dennis Kohlow, an official of the North American Student Cooperative Organization said that his home student co-op organization in St. Paul is moving toward "smaller living units of 15 to 30 students."

MODF CO-OPS MOVING AHEAD

At press time, no less than 10 proposed housing cooperatives sponsored, co-sponsored, or otherwise assisted by MODF have made significant progress in their development.

The 46-unit Merced West; the 100-unit Clifford Manor in Watsonville; and the second increment of John Muir Townhouse Village in Martinez are being readied for assumption of title by their respective cooperative corporations.

The 85-unit CHI-RHO, sponsored by Christ Evangelical Lutheran Church of San Jose; the 78-unit Garden Grove Manor and the 100-unit San Tomas Gardens, in San Jose, Garden Grove, and Campbell, Cal., respectively, are now under construction.

Co-op membership sales programs for the 65-unit Voorhis Village in San Dimas, Cal., and the 255-unit Co-op Village in Pasadena have reached the point where initial occupancy is expected momentarily.

The two most recent MODF sponsored communities of the 10 to be owned and operated in California as cooperatives — the 70-unit Donde Dios, co-sponsored by the Gardners Neighbors in San Jose, and the 112-unit Village Avante, co-sponsored by Mexican Americans United for Progress (MAUP) in Morgan Hill expect to receive their HUD-FHA commitment under Section 236, the federal interest-subsidy program, and to begin construction in the very near future.

CHDA PLANS CO-OPS

West Africa, India, Chile and East Pakistan will be areas of possible co-op housing development, the International Cooperative Housing Development Association announced at a recent meeting.

OCTOBER IS CO-OP MONTH

NAHC TO MEET IN ARIZONA

The National Association of Housing Cooperatives, in affiliation of more than 600 housing cooperatives, will hold this year's convention and annual meeting in Scottsdale, Arizona, near Phoenix, Oct. 29-31.

The Southwest Association of Housing Cooperatives will be hosts for the convention which will bring together leaders of housing cooperatives from all parts of the nation to deliberate, exchange information, elect a new slate of officers, and plan for next year's activities.

On Saturday, Oct. 30, a co-op development institute is planned for firms and individuals in the housing field who are interested in learning the particulars of applying cooperative techniques and approaches to building and managing housing communities.

More details on the NAHC convention and/or the co-op development institute can be obtained from the National Association of Housing Cooperatives, 1001 Fourteenth St. N.W., Washington, D.C.

25 FAMILIES FORM FARM CO-OP

WATSONVILLE, Calif. (CNS) Twenty-five Mexican-American families with incomes hovering about the poverty index — $3,600 for a family of four — recently formed a pioneering strawberry growing cooperative here.

Co-op Campesina (or rural cooperative) reportedly received $40,000 as the down payment on a $100,000 federal government grant, and also has obtained a $150,000 bank loan secured by future crops.

The co-op already has 60 acres planted to squash for a fast cash crop, it was reported. The co-op members plan to plant strawberries on 80 fertile acres in the Pajaro Valley here late this summer.

Each member family's income is expected to reach $7,000 to $10,000 a year, since strawberries are an intensive crop. One acre reportedly can produce an average of 3,000 trays of strawberries a year, which sell currently at just below $3 a tray.

On such jobs as planting and fertilizing, the 25 families will work together. Also, each family will have a plot of about three acres — assigned to it by lottery — which it may harvest and sell for itself.

See banner year ahead for US housing co-ops

In appreciation for "his understanding and insight into the values and needs of housing cooperatives," Eugene Gulledge, assistant secretary in HUD and FHA commissioner, has been awarded a plaque by the Southwest Association of Housing Cooperatives. Gulledge, left, was presented with the award by Paul Golz, newly elected NAHC president. The plaque acknowledges Gulledge's part in the "broad and decisive manner" in which FHA declared mortgage insurance dividends to housing co-ops — amounting to 5.6 million dollars — and states his "encouragement of the cooperative concept of people helping themselves marks him as a man interested in the housing needs of the American people." Attending the award ceremonies in Washington, D.C., were Philip Thompson (center) new special HUD assistant for cooperative housing, and Paul Christianson, former president of the Southwest Association of Housing Cooperatives.

Friends of co-op housing are openly optimistic about prospects for the seventies. Among the reasons: recent appointments and election to leadership posts of people dedicated to cooperative ideals; continued leadership of the movement by men and women with creative ideas and administrative ability; support for co-op ideals by top echelon housing experts in government and business; and the significant forward strides co-ops took during 1970. Here are some of the specifics:

Philip Thompson has been named special assistant to cooperative housing in the US Dept. of Housing and Urban Development, Washington, D.C. Charged with the responsibility of generating more co-op housing production under several FHA-insured programs, he reports directly to HUD's assistant secretary-FHA commissioner, Eugene Gulledge.

Thompson became active in the cooperative movement as a member of Berkeley's student co-op. He served as organizer for Foundation for Cooperative Housing projects in California, New Mexico and Arizona, and, from 1967 until his current appointment, was property manager for housing co-ops.

Before accepting the HUD post, Thompson resigned as vice-president of the National Association of Housing Co-ops, as executive secretary of the Southwest Association of Housing Cooperatives, and as a member of the board of advisors of Mutual Ownership Development Foundation (MODF) to avoid any possible conflict of interests.

In HUD he joins many friends of co-op housing. Special Assistant to Secretary Romney, C. March Miller II, is former president of the Michigan housing co-op in which he lived and an organizer and first president of the Michigan Association of Housing Cooperatives. Miller's deputy is Jim Tahash, also a former resident and president of a Michigan co-op and the man who succeeded Miller as president of the Michigan Association of Housing Co-ops.

Harry Johnson, who left the post taken by Philip Thompson, has accepted a position with the Federal National Mortgage Association. Johnson, co-ops' long-time friend in government, should feel right at home in FNMA. The agency is headed by former California congressman Allan Oakley Hunter who was an attorney for co-op housing corporations and a member of the California Association of Housing Cooperatives.

Paul Golz, MODF consultant and executive director of the California Association of Housing Cooperatives, has been elected president of the National Association of Housing Cooperatives. Other NACH election results saw Jerry Voorhis, for many years a leader in the international cooperative movement, elected chairman emeritus of the NAHC board. Roger Willcox, president of Foundation for Cooperative Housing (FHC) Services, was elected chairman of the board and the following were named vice-presidents: Charles Rappaport, Federation of Section 213's; Royal D. Breashears, Greenbelt Homes; George Schechter, United Housing Foundation; Joseph Davidson, California Association of Housing Cooperatives; and Charles Parlee, FHC.

Raymond Paavo Arvio has joined the editorial committee of the Cooperative Housing Journal, official quarterly of the NAHC. Arvio is publications director for the United Housing Foundation. Under his guidance the UHF newspaper, *The Cooperator*, has become a lively, challenging journal.

Arthur A. Fletcher, assistant secretary for workplace standards in the Department of Labor, is a new member of the MODF board of trustees. Fletcher is the recipient of numerous awards for his contributions to equal employment opportunities. He was formerly director of the manpower development project in Washington's Tri-

(continued back page)

C. March Miller, II, special assistant to Secretary Romney, swears in new HUD executive Philip Thompson (at right.)

Pacific Co-op Housing News

Vol. 9, No. 2 San Francisco, California 94105 104 WINTER 1971

SERVICING PROPERTIES, INC. IN UNIQUE ON-THE-THE-JOB TRAINING PROGRAM

The agent for most MODF inspired projects — Servicing Properties, Inc. (SEPRO) — is taking part in a "Jobs-'70" program to employ and train 15 men and women in property management.

Major effort will be to recruit low-income resident-members of SEPRO managed housing co-ops so that, according to SEPRO Executive Willard Thompson, "they will then not only have the benefit of low income housing, but also employment generated by such housing."

Trainees will be recruited from the Los Angeles, San Jose and San Francisco areas for jobs as housing project managers, maintenance men, interviewers, and office personnel.

The earn-as-you-learn plan includes such supporting services as child care financial assistance, special counseling to deal with problems of adjusting to a work environment, and job-related education in basic language and math skills. In addition, SEPRO plans an orientation program in co-op principles and techniques to help the employee-trainee in his relations with co-op board of directors and member-residents.

Overall aim is to give recruits every possible advantage in attaining high levels of competency.

The SEPRO contract is with the Department of Labor which, together with the National Alliance of Businessmen (NAB) and the Opportunities Industrial Center National Institute (OIC), developed the Jobs '70 concept. Under the plan, employers are reimbursed for the costs of training the disadvantaged to become permanent employees.

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you are invited. . .

see center insert

Here is the new emblem you'll soon be seeing on more than 1,800 Co-op products in supermarkets, ranging from canned peas to aluminum foil. In place of the hyphen, the emblem uses a design vaguely suggesting a consumer to separate the "o's". The new symbol won't entirely replace the familiar Co-op emblem. The traditional twin pines in a circle will supplement the new design in many cases.

Sicilian Co-ops Challenge Mafia

(CNS) – *Look* magazine recently spotlighted efforts of a Sicilian social worker to ease poverty and fight Mafia control of the island, partly by forming cooperatives. Danilo Bruno Pietro Dolci has organized a wine cooperative, a fishing cooperative and a nursery school as part of his battle to break the tight rein over life on the island by the Mafia.

He has the support of large numbers of peasants on the island who previously would not protest against the Mafia for fear of being killed. But allied against him is much of Italian officialdom, which has ties with the Mafia, and much of organized religion on the island. The going is tough, but using Ghandi's idea of fasting, Dolci and his peasant supporters have succeeded in weakening, if not breaking, the Mafia stranglehold on Sicily. On one occasion Dolci and 150 supporters fasted until the Italian government agreed to complete an irrigation dam which had been violently opposed by the Mafia.

He's also picking up other support and according to *Look*, may be on his way to becoming one of Sicily's most powerful leaders. "It is people Dolci believes in," says *Look*, "the people's right to change . . ."

SAVE HISTORIC COVERED BRIDGE

The oldest covered bridge in the West, after 108 years of continuous service, will shortly be retired from active use and given an appropriate setting as an area landmark.

Even though Bridgeport Covered Bridge in Nevada County, Calif., will cease to carry traffic, it will not be abandoned. It is scheduled for restoration as an historic site with the aid of a $30,000 Historic Preservation grant from the U.S. Department of Housing and Urban Development. The bridge will then serve as a main feature in a park and recreation complex which is being developed around the bridge.

BAD ENVIRONMENT COSTING BILLIONS

WASHINGTON, D.C. (CNS) – Dr. Paul Kotin, director of the National Institute of Environmental Health Sciences, estimates that illness and related losses due to our polluted environment are costing Americans $35 billion a year. Included, he figures, are $7 billion that goes directly for treatment of illnesses caused by pollution. Another $25 billion is lost through missed wages and other services related to these illnesses.

Environmental factors contribute substantially to chronic degenerative diseases such as heart disease, lung disease and some forms of cancer, he added. Kotin made his estimates in a speech before the 17th general assembly of the International Union of Biological Sciences here.

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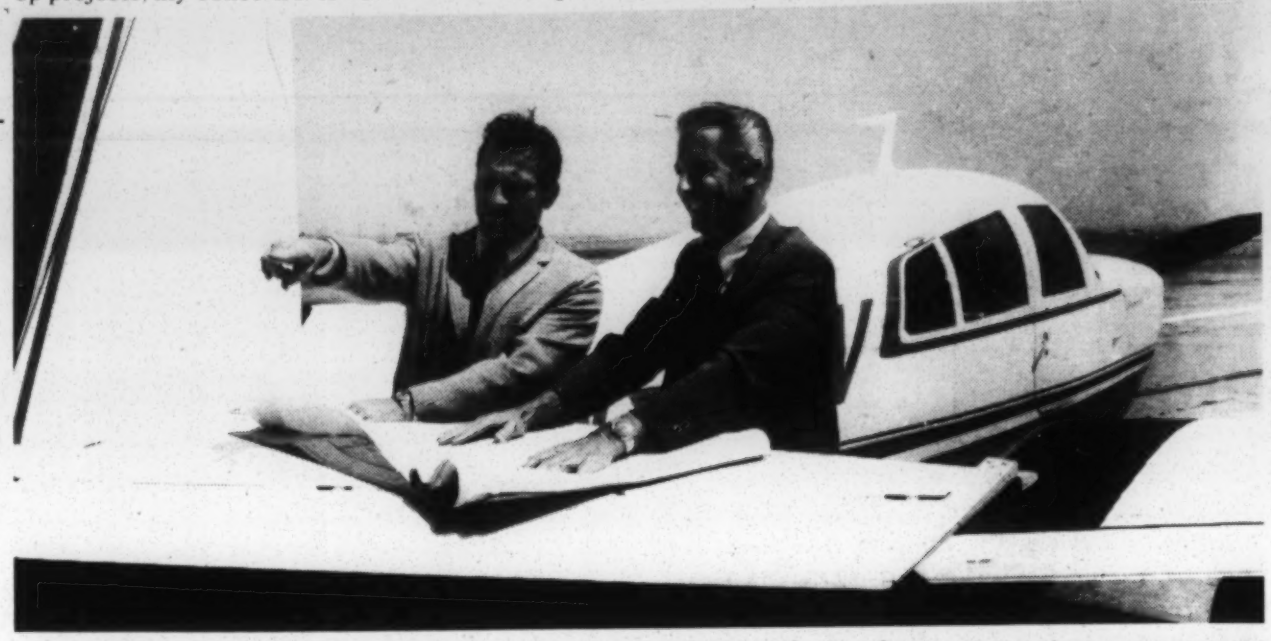
Building Better Relationships Among Owner, Architect and Builder

by John Wright, AIA

As a professional architect and an administrator of construction supervision for FHA-insured co-op projects, my concern is to serve my client by creating a "development team" of which the builder is one of the most important members.



John Wright, author of the article here, is shown at left with partner Joseph Benjamin. Their firm, Wright & Benjamin, AIA, Inc., uses a 201 Aerostar plane for getting to job sites faster, giving them more time for personal supervision. Wright and Benjamin have designed many projects for MOD foundation.

He has the job of satisfying all concerned parties, interpreting the contract documents intelligently, adhering to all controlling government regulations, negotiating and satisfying union contracts, obtaining craftsmen, and surmounting a myriad of local political hurdles in order to survive with his projected profit figure.

It is the obligation of the architect to render his design completely easy to understand – thereby obtaining a rapport with the builder in a spriit of working toward the desired conclusion: – a low-cost, well-designed project. If in the initial stages of the bidding procedure the builder has to work with unorganized and hard to read documents, it stands to reason he will be confused and become disorientated, which can lead to higher bid figures and a more costly total.

Simplicity is Goal

It is our conviction that the drawing documents, complicated in nature, can be simplified on plan so the builder will be able to interpret and construct in a relatively simple manner. Teamwork and familiarity with the project are the keys to a successful building program.

Many builders are quick to complain and will lose interest in a package if the details are not complete, omissions are evident, and items hard to find. Immediately the cost goes up because of the unknown quantity of their interpretation.

Six Problem Areas

Our observations while administering the construction documents for multi-housing projects, yield six major problem areas that the industry must concern itself with in aiming for a well run development:

(1) An obvious lack of communication between owner, architect and builder during preliminary design.

(2) Lack of knowledge on the part of subordinate persons in understanding the owner's and architect's desires.

(3) Lack of systemized operational procedures at the job site.

(4) Lack of interest and motivation by subordinate persons representing the builder and owner.

(5) Lack of concern for a better project and residents' needs.

(6) Lack of communication between supervisory personnel and the subcontractors in interpreting and administration of the documents.

Communication Gap

The biggest cause of high costs and an unhappy owner is the communication gap between the architect and his client, resulting in the same non-cooperative relationship between architect and builder – which eventually leads to an unsuccessful project.

It is the duty of the principals concerned to reflect, in a simple way, the owner's concerns and see to it that these concerns are made clear so that his desires are fulfilled. This frank communication should continue at all times.

The parties concerned are motivated by a goal of profit when they enter into any building project. This profit does not necessarily reflect a monetary gain but can come in many ways. The architect profits from his design, the builder profits by his craftsmanship and sense of accomplishment, the owner profits from pride of ownership, and the co-op sponsor profits from the sense of having filled a real social need.

Follow-through Vital

It is most important that a request by any principal be followed through until the desired end is obtained or the request is answered to the complete satisfaction of all parties. All procedures should have some orderly assemblence of documentation for future referral, no matter how simple the request may be. It is entirely necessary for each party to satisfy a request made of him, to keep communication lines open, and to administer in the spirit of an understanding desire to satisfy. This brings about a feeling of cooperation – and each party should feel he is receiving full value for the energies and monies he has expended.

If, on the other hand, one of the parties is involved in an unanswered request or if he is not fully satisfied that the provisions are not projected thoroughly, an insecure feeling is established which could be manifested in every phase of the project from that incident to the finish.

As architect it is easy to sit back and offer advice, or to criticize a project. However, if the other principals can promote a sense of cooperation with the architect they can take advantage of and use the vast amount of research and knowledge he has in his files – sometimes dusty from lack of use.

"Congratulations!"

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GENERAL CONTRACTORS

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California Legislator Lashes Out At "Quick Buck" Land Developers

A considerable number of large California real estate developments which began amid extensive fanfare and promotion have ended up as "local disaster areas."

Preliminary reports by Assemblyman Leo McCarthy's special Subcommittee on Premature Subdivisions have already unearthed "compelling evidence to support this conclusion."

Assemblyman McCarthy indicated that his subcommittee has "only just begun" a series of in-depth investigations of ill-fated subdivisions and of the developers who built them.

McCarthy's subcommittee held its initial hearings in December and examined detailed reports from the Attorney General's office including a special case study of the Salton City development in Imperial County.

"Salton City is only the first of many premature subdivisions which my subcommittee will be investigating," said McCarthy. "It is a particularly good example of what occurs when the desire for real estate profits goes berserk. For example, here are just a few facts about this unfortunate development:

– the development began in 1957 with a vigorous statewide promotion and sales campaign.

– approximately 23,000 city-sized lots were sold at a market price in excess of $90 million. This land was originally acquired by the developer at an average price of $10 per acre.

– to date, only 200 homes have been built on the 23,000 lots.

– current records in the county assessor's office indicate that there has been little actual resale of lots within the development and that property values have declined over 60% from original purchase prices.

– property owners are burdened with an unduly high tax rate, one purpose of which is to pay for an elaborate sewage treatment plant. Paradoxically, however, the treatment plant cannot operate with only 200 customers. Thus, the few unlucky persons who built homes have been forced to install septic tanks in addition to paying for the sewage plant.

"This type of development," continued McCarthy, "is obviously premature. No one benefits from it, except the developer who makes a tidy profit. The same developer then turns around and walks quietly away from any responsibility of insuring that the subdivision actually grows in the manner his brochures have promised."

McCarthy indicated that additional testimony would concern other ill-fated developments in southern California – including California Valley in San Luis Obispo County and Palm Springs Panorama in Riverside County.

McCarthy's subcommittee will hold subsequent hearings to study subdivisions in the San Joaquin Valley, in the Sierra foothills, and along the northern California coast.

Future hearings will also provide detailed testimony in regard to the sales practices used to promote and sell large subdivisions. Still other hearings will document the enormous profits which large development corporations make from this type of subdivision.

Other members of the Subcommittee on Premature Subdivisions include: Assemblymen George W. Milias, Vice Chairman; Richard Barnes; Alan Sieroty; John T. Knox; Tom Hom; Robert T. Beverly.

New York Housing Co-ops In All-Out Legislative Drive

NEW YORK CITY (CNS) – The United Housing Foundation and its member housing cooperatives have embarked on a full-scale program to secure new state legislation, which will involve many co-op leaders in the New York area for much of 1971.

Of particular concern to the legislation-seekers are senior citizens, many of whom live in the low-cost co-op housing community and who are now affected seriously by the rising cost of all necessities. That the inflationary trends of the economy also should affect the budgets of the co-ops in which they live is no surprise, but it comes as a particularly hard blow to people on limited retirement incomes.

Co-op organizations, in general, are feeling the pinch. Inflation and other pressures are having their impact. The program undertaken jointly by UHF co-ops and its member housing co-ops (working together in UHF's Coordinating Council of Cooperatives), as one leader explained, "aims at reducing the impact of inflation on our co-ops. With legislative action at the city, state and federal levels, co-ops might be able to look with some confidence into the future. Right now, without some strong action at the legislative level, we can only see profoundly serious economic difficulties ahead."

The program undertaken includes: 1) preparation of a bill for the New York State Legislature to allow 100% tax abatement for senior citizens with an income of $4,500 or less, who reside in government-aided middle income housing; 2) extensions of tax abatement periods will be sought for those housing companies whose tax abatement has expired or will expire in a few years; 3) urging the State to adopt an interest subsidy program, establishing a maximum of 4% interest rate for all government-aided housing; 4) submission of resolutions to the N.Y.C. Board of Estimate, enabling Mitchell-Lama housing companies to secure maximum tax abatement, wherever it is warranted; and 5) continued effort to end by law proxy voting in co-op developments.

YOU ARE INVITED . . .

see center insert

More minority members now in HUD executive posts

With decentralization of program operations of the U.S. Department of Housing and Urban Development to 23 area and 10 regional offices, a number of new high level administrative posts have been filled by blacks and Spanish-speaking Americans.

These key posts are among the more than 50 positions of director and deputy director filled in the new area offices located in 23 cities across the country and in the four additional regional offices, which supplement HUD's original six and align its regional boundaries with those of HEW, the Department of Labor, the Office of Economic Opportunity, and the Small Business Administration.

BARBARA BELL

RAYMOND CARRASCO

HUD regional offices supervise operations of its area and insuring offices; represent the Department in Federal interagency activities; and evaluate and coordinate departmental activities.

The area offices will serve to expedite action on HUD programs and services. "When they are running in full gear," said HUD Secretary George Romney, "they will be handling almost all of HUD's programs at the local level."

In Los Angeles, Calif., a former top Wash., D.C. official in Mexican-American affairs, Raymond Carrasco, is serving as Director of HUD's newly established area office.

Mr. Carrasco, a staff member of President Nixon's Cabinet Committee on Opportunity for the Spanish speaking, was Assistant Executive Director for Housing and Community Development, a division of the Inter-Agency Committee on Mexican-American Affairs, headquartered in the Nation's capital.

His newly-appointed deputy is Mrs. Barbara Bell, formerly director of relocation in HUD's San Francisco Regional Office.

A graduate of Spellman College in Atlanta, Ga., Mrs. Bell, a former high school and college queen, did graduate work at Howard University, Wash., D.C. and at the University of California at Berkeley.

She has held a number of positions in community service organization activities in San Francisco and Berkeley.

Allowing that she is much "too busy monitoring to evaluate" what it means to be a woman in her position, Mrs. Bell attributes her success to "serendipity."

Grandmother and mother of four, Mrs. Bell joined HUD in 1969 as Relocation Officer for the San Francisco Regional Office and became Director of Relocation in that region in April 1969.

HUD is also making a concerted effort to enroll minority college students in its Urban Intern Program which offers a one year internship involving practical work experience supplemented by assigned readings, seminars, and after-hours academic study.

The route from campus to internship at HUD usually ends with positions as urban planners, architects, engineers, community development specialists, relocation advisors, protam analysts, accountants, budget analysts, or other professional jobs.

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Pacific Co-op Housing News

presents news and commentary on California housing cooperatives and other consumer co-ops, and is published by Mutual Ownership Development Foundation, a non-profit organization with offices at 681 Market Street, San Francisco, Calif. 94105; telephone (415) 982-1277; George O. Braden, President; Naemi Burtch, Editor

MODF is a member of National Association of Housing Cooperatives, Washington, D.C.; Cooperative League of the U.S.A., Chicago, Ill.; associated with International Cooperative Alliance, London, England.

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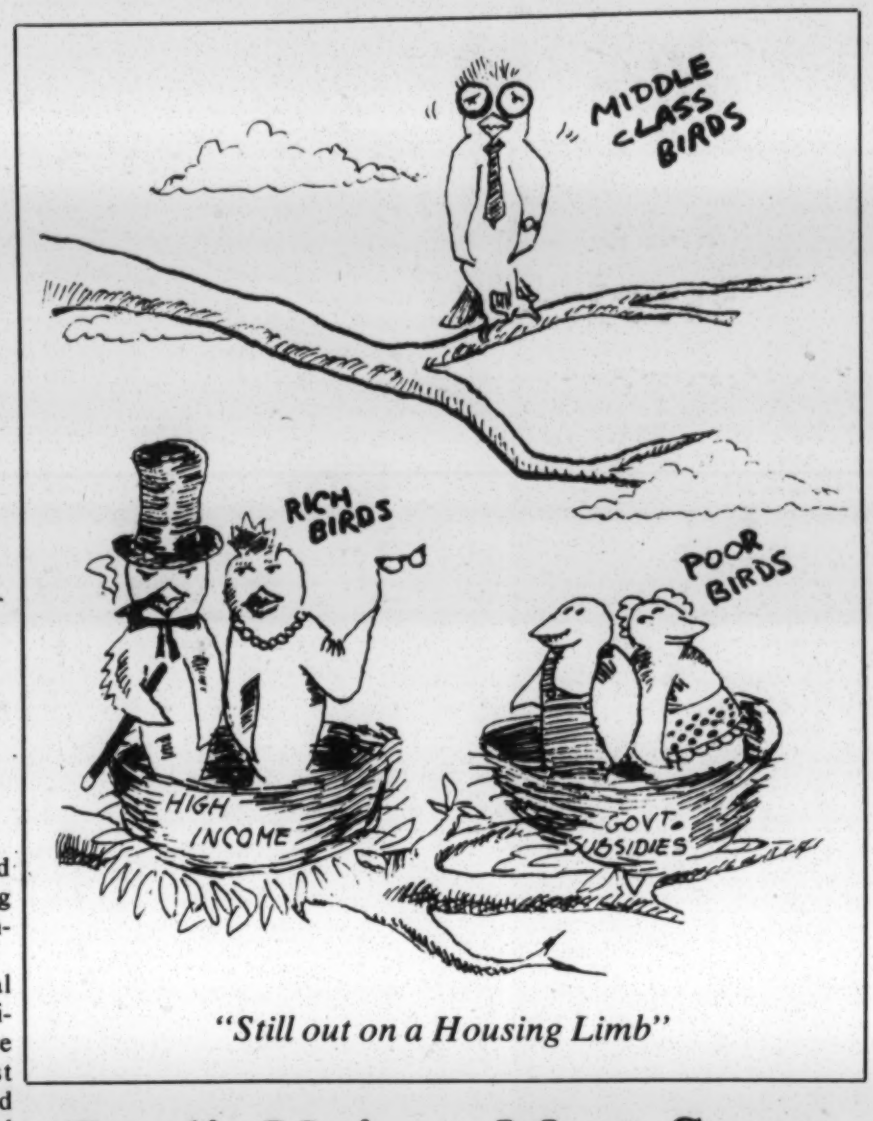
HISTORICAL NOTE

Any guesses on when the first building code in this country was set up . . .?

According to "HUD Challenge," official publication of the Department of Housing and Urban Development, it was way back in 1626.

The code prohibited Plymouth colonists from putting thatched roofs on their houses. The reason — presumably — was that dry thatching made a great target for flaming arrows.



"Still out on a Housing Limb"

Nation has need for bank for cooperative housing

by JERRY VOORHIS
President Emeritus, NAHC

There are two kinds of cooperative housing. One kind shuts people out. The other kind draws people in.

The first kind is the swank apartment which is built by a promoter and sold to wealthy people for tens of thousands of dollars. Obviously only very wealthy people can afford such accommodations, which is the idea. Also even "undesirable" wealthy people can be shut out — as was done in one case where Mrs. Franklin D. Roosevelt was turned down because of her politics.

This is NOT the kind of cooperative housing about which this column is going to speak.

The genuine cooperative home ownership is the kind represented by the National Association of Housing Cooperatives, United Housing Foundation, FCH Services, MOD Foundation, and the Cooperative League. Here the purpose is to bring down the cost to the lowest practicable amount so that families of low and modest income can own their homes.

Outstanding Success

And it has been outstandingly successful wherever it has been developed by one of the skilled, experienced, and dedicated agencies like the ones just mentioned. More than 1,000,000 American people own their own homes — and their own cooperative communities — as a result. And slums and bad housing have been replaced by fine, beautiful neighborhoods in the process. Over and over again. Monthly charges have been brought down to where families of quite modest income could afford them.

But cooperative housing is in trouble.

It is in trouble for one primary reason — the extortionate interest rates now in effect. And for other reasons, too. Such as the skyrocketing prices for heating oils, increasing taxes, rising maintenance costs, and of course zooming construction costs, all of which are a reflection of the unsurious interest rates.

Many Co-ops in Squeeze

There are only two things — at present — which cooperative home builders and developers can do about all this. One is to raise their monthly charges; and, in the case of new construction, the original down payments.

But when this is done a tragic event happens. The very people for whom cooperative housing is intended, and the very people who by the millions are today denied decent homes in which to raise their families, can't any longer afford to live in cooperative homeownership communities.

Many such families — especially older ones on fixed incomes — are being forced to move out of their cooperative apartments and to try to find somewhere else to live. Usually in sub-standard housing, if they can find any at all.

This represents stark human tragedy.

But where local taxes go up 6% to 10% a year, the cost of heating oil is doubled, and interest rates drive the cost of repairs and maintenance to new heights; the cooperative is caught in a squeeze from which there is no escape.

Not unless families can show that they are poor enough to qualify for interest subsidies under Section 236 of the National Housing Act, which Congress has provided. This is the second thing that can be done, at present.

Not Enough Done

But the trouble here is that only a fraction of the amount of money needed has been provided to implement Section 236 — and none has ever been even requested by the administration for Section 243. United Housing Foundation has estimated that, were families of modest income to afford to live in their new project, Twin Pines Village, it would require $11 million of Section 236 funds for that one project alone!

There is one answer that would actually meet the present crying need. It is to repeat a very worthwhile experience of our country.

In the middle thirties, rural America had hardly any electricity. So Congress passed a measure that provided very low interest loans to any agency that would electrify the countryside. The rural electric cooperatives did the job.

Well, the need for homes in America is certainly as great today as was the need for electricity in 1936. And, the same remedy could do the job again.

Co-op Bank an answer

There should be a bank for cooperative housing. It should be provided with capital from the government in the beginning. And it should make direct, repayable loans at 2%, or at most 3%, to genuine cooperative housing development agencies and to genuine cooperative housing associations.

The program would pay for itself. Just as the REA has done. It would cost taxpayers nothing.

Why not? Why not? Why not do this sensible thing?

Aren't homes for the people somewhere nearly as important as SST's and military housing and more paved agricultural lands?

Credit Unions Must Serve Poor — CUNA Official

OAKLAND, Calif. (CNS) — "The credit union movement was conceived in poverty but now is a middle class movement which largely excludes those who most need its services." Half again as many Americans as make up the total credit union membership live below the poverty level.

These statements were made at a Credit Union Day annual dinner meeting here — and to a largely middle class audience — by Dubois McGee, a director of CUNA International and a past president of the California Credit Union League.

The leaders in the credit union movement "must push actively" to set up community credit unions to serve the poor "without regard as to their creed or color," stated McGee, a black man. "We also must adjust our (middle class) thinking regarding loan policies and repayments in the credit unions which serve the poor."

McGee noted that while all federal credit unions have an average loan delinquency ratio of about 3%, the ratio is about 8.5% among the credit unions in low income areas. He added that low income credit unions "have advanced" in the past few years.

STANFORD PRESIDENT IS CO-OP MEMBER

Dr. Richard Lyman, newly named president of Stanford University, is a member of the nearby Consumers' Cooperative Society of Palo Alto.

He and his wife joined "immediately" after their arrival in Palo Alto in 1958 from the east, where they had been members and shoppers at a Cambridge, Mass., co-op.

Mrs. Lyman (Jing) is also reported to have grown up with the cooperative movement in Washington and Philadelphia.

Dr. Lyman served as acting president of the University for several months before his new appointment.

Nader Staffers Score Rule Change

WASHINGTON, D.C. (CNS) — Two of Ralph Nader's raider staff have criticized new rules on defining "safety" of a chemical by the Food and Drug Administration.

James Turner and Mrs. John Katz, lawyers in Nader's Center for the Study of Responsive Law, say the new standard merely requires a "review of available evidence to insure there is no significant risk of harm from using the substance as intended."

The lawyers say that this definition does not require companies to prove the safety of their products. They urged examination of all items of the FDA list of 700 approved substances by fresh scientific tests, rather than depend upon past tests, as the new safety definition stipulates.

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Co-op Educators Share Ideas in Swiss Meet

JONQUY-SUR-VEVEY, Switzerland (CNS) — Fifty co-op educators from the Artic to Tanzania shared ideas and techniques here about how to move the world's peoples to learn more about cooperatives — and to use them.

From 27 nations, they met under sponsorship of the International Cooperative Alliance (ICA) and UNESCO. They lived and worked in an adult center run by Co-op Suisse, a big Swiss cooperative serving millions of that nation's peoples. They toured Switzerland by bus, ate at co-op restaurants, and shopped in co-op stores.

Later, the group toured cooperatives and other facilities in Austria.

Underscoring the importance of the unique meeting was the presence of experts from ILO, UNESCO and FAO, plus the active leadership of Dr. Maurtiz Bonow, ICA president and Dr. Suren Saxena, ICA director.

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An opportunity to hear and discuss the unique application of cooperative techniques to providing homes for families of all income levels – in order to bring about social and economic benefits and help people own their own homes at prices they can afford.

You'll learn answers to questions such as:

- What is cooperative home ownership?
- How does it differ from other housing?
- Is it limited to projects and developments?
- How does cooperative housing get started in a community?
- Who can finance, design and build it?
- Does the FHA guarantee loans on cooperative housing?
- Does cooperative housing qualify for government supplements?
- What are the economic and social advantages to the resident-owners?
- Can individual units be re-sold?
- Is there any cooperative housing in your area ?
- What is the attitude of the building trades, the public and public officials toward cooperative home ownership?
- Can cooperative home ownership solve our rural housing problem?

. . . and you'll have ample opportunity to obtain the answers to all other questions you might have.

Sunday, May 2, 1971

5 to 7 P.M.	Registration
6 P.M.	Reception – Meet MODF's officers, trustees, members and staff (No Host cocktails)

Monday, May 3, 1971

8 to 9:30 A.M.	Registration
9 A.M.	Introduction to the Institute
9:15	Lecture-Planning and Packaging a Co-operative Housing Program, New Construction
10:15 Break –	Refreshments served
10:45	Lecture, continued – Rehabilitation and/or Conversion of Existing Structures
12 Noon	Lunch–Address on "Status and Future of Available Federal Assistance"
2:30 P.M.	Lecture – The Social and Economic Role of Co-operative Housing
3:30	Break-refreshments served
4:00	Lecture – Community participation in The Creation of Co-operative Housing Communities

Tuesday, May 4, 1971

9:00 A.M.	Lecture – Co-operative Housing from the Points of View of the Builder, Banker, Architect and Federal, State and Local Housing Officials
10:00	Break – Refreshments served
10:30	Lecture – Minority involvement in the Planning, Building, Operating and Occupancy of Co-operative Housing
12 Noon	Lunch – Address on "Communication and Education as Essentials to Success"
2:30 P.M.	Lecture – A Case Study of Implementing a Co-operative Housing Program
3:30	Break – Refreshments served
4:00	Review and Discussions

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Purpose of the Institute is to provide leaders of organizations, officials of government housing agencies and members of all segments of the housing field with information on co-op housing – its development, operation and advantages.

A case study will demonstrate successful methods of implementation.

Please fill out this card, detach and mail with check for $27 Registration Fee covering all Institute material, two lunches and refreshments during four breaks between meetings.

Mutual Ownership Development Foundation
Co-op Development Training Institute
May 3 and 4, 1971
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San Francisco, California 94105

☐ $27 fee enclosed

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Concerned about housing . . .?

Since you are reading this publication we can assume you are. If this is your introduction to MOD Foundation and its work, we are happy to be reaching you with our message. If you have been receiving mailings and publications from MODF for some time, perhaps you are among those members or subscribers who have failed to keep their dues or subscription payments current. This issue, we hope, will serve as a reminder of the important educational and informational work MODF is promoting on behalf of the cooperative approach to community development.

Support MODF's Work!

Mutual Ownership Development Foundation, a non-profit organization, depends heavily on the support of concerned citizens. Its affiliates includes individuals and such organizations as the California Association of Housing Cooperatives, the Hawaii Council for Housing Action, Stockton Interfaith Housing Corporation, to name only a few. MODF is itself a member of the Cooperative League of the USA and the National Association of Housing Cooperatives, among other organizations.

We hope from your reading of this issue and, perhaps, of MODF INFORMATION, you will want to support our work and give us the impetus to do more and do it better. The knowledge that you want us to add you to or keep you on our mailing list, and that we have your correct name and mailing address, is important to us. Please use the coupon below to let us know. And, if you can, enclose a check for membership dues.

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MOD MUTUAL OWNERSHIP DEVELOPMENT FOUNDATION

Mutual Ownership Development Foundation is a San Francisco based non-profit educational organization dedicated to promoting the better understanding of the economic and social benefits of cooperative communities of which housing may be the core. MODF assists potential sponsors, or provides sponsorship for cooperative communities.

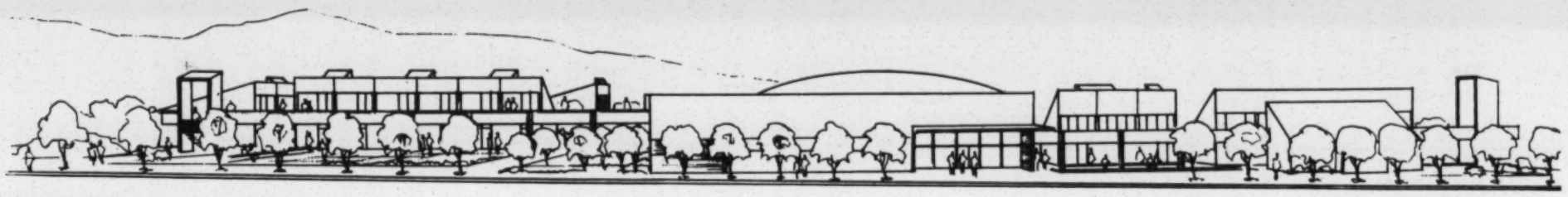
... here's MODF in action...

CO-OP VILLAGE

Pasadena

The first FHA-insured co-op to include a community shopping center, Co-op Village, is now underway in the Pepper redevelopment area of Pasadena. A $6.3 million project, Co-op Village, sponsored by MODF, will include more than 23 acres of houses, shops, and recreational facilities, all owned by the member families who live in the housing cooperative. By helping people mutually own better places to live, shop and enjoy leisure time, MODF hopes to encourage development of similar co-op communities in core areas of major cities.

Co-op Village Townhouses will range from 1 to 4 bedrooms in size, with monthly "rents" ranging from $124 to $167, with some low income resident members paying as little as $118 to $165 under government subsidy programs.

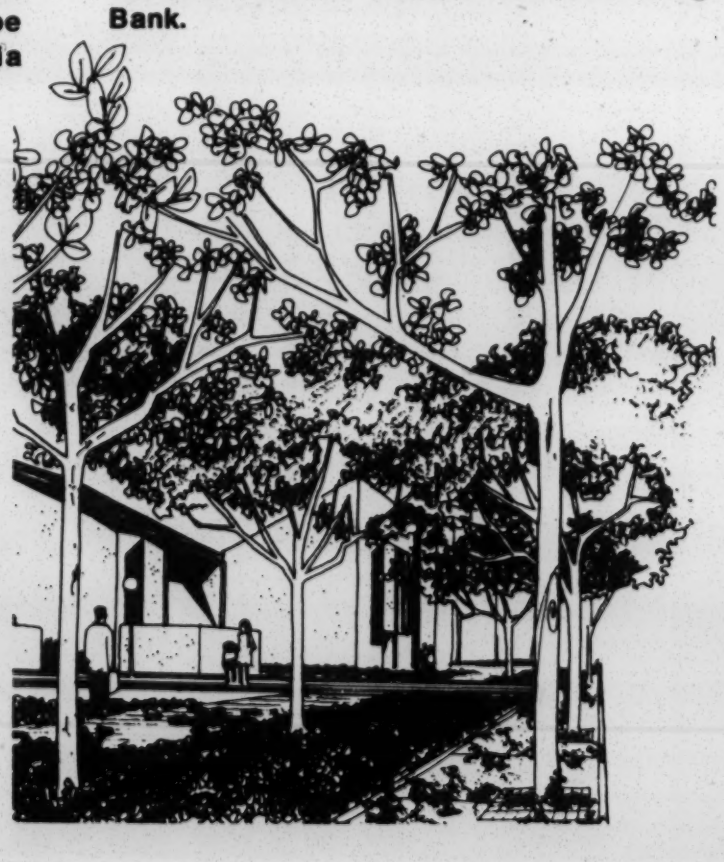


A board meeting of Consumers Cooperative Village, Inc., attended by MODF staffers, was held recently in Pasadena. CCV is the shopping center division of Co-op Village. Above, left to right, (top row), are Frank Clarke, MODF; Steven Bernhardt, student volunteer; Jo Ann Lundy, MODF; Dick John, president of the Pasadena Chamber of Commerce, a vice president of Bell - Howell, and president of CCV; Don Richardson, newly appointed MODF project manager; Paul Golz, MODF consultant; and Rick Hopton, new MODF Pasadena public relations director. Below, Bill Pankey, chairman of the Pasadena Housing Authority and CCV treasurer; John Reagan, chairman of the Pasadena Urban League and CCV vice-president; Joe Davidson, past president of the California Association of Housing Co-ops and CCV secretary; and Margarite Moore, MODF trustee. (Not shown, CCV board member Ruby Williams, President, Pasadena NAACP).

The shopping center will include, among other enterprises, a cooperative supermarket and a branch office of the Wells Fargo Bank.

Saving the trees is part of the plan

Because Co-op Village is being planned as a total environment -- the project is deliberately designed to include the handsome trees that grace the site. Emphasis throughout will be on the feeling of community... with pleasant places to walk, to shop, to enjoy recreation and to take part in community activities. There will be a swimming pool, a clubhouse for meetings and social events, day care facilities, picnic areas, ball courts and playgrounds -- all reserved for and owned by resident members of the co-op.



. . .here's MODF in action. . .

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JERRY VOORHIS

VOORHIS VILLAGE

SAN DIMAS, CAL.

Jerry Voorhis is beyond question "Mr. Co-op." His leadership in the international cooperative movement spans the decades and has brought him world-wide recognition. He is retired president of the Cooperative League of America and Chairman Emeritus of the National Association of Housing Cooperatives. He is also a member of the Mutual Ownership Development Foundation.

Voorhis Village--a MODF sponsored co-op in San Dimas, Cal., honors this leader in the cooperative movement. Financed under Section 236 of the Housing and Urban Development Act, the co-op will have 65 units of 1, 2, 3 and 4 bedrooms with monthly costs varying from $97.50 to $166.50. "Rent" supplements will bring the monthly costs even lower for many member-residents.

what they're saying about co-op housing

MALCOLM E. PEABODY, JR., Deputy Assistant Secretary for Equal Opportunity, HUD (exerpted from a speech to the National Urban Coalition, Non-Profit Housing Center, Oct., 1970)

A real slum is where social chaos accompanies physical deterioration, a society where there is complete social disorganization. It is an area where the residents are not organized and who, therefore, cannot prevent such demoralizing influences as the trafficking of dope and prostitution and cannot force the city to pay attention to their needs. If you accept this definition of a slum, then it becomes clear that the cure for a slum is to build social organization into the slum community along with the necessary housing.

This is the real advantage of a housing cooperative.

A housing cooperative is a miniature city. It furnishes a place to live, a place to own, a place to become involved in making community decisions, a place to learn management skills. It teaches the valuable social lesson of working together for a common goal, and it teaches the invaluable political lesson that there is real power in a group of citizens who are property owners and who speak with one voice in support of their own interests.

One tenant in a rental building can telephone city hall until doomsday about rats in his garbage without getting a response, but when the manager of a 100-unit cooperative calls his call represents the call of 200 voters and the response can be electric.

Under one system the tenant is in a position that weakens him and makes him subject to the will of a power structure that often is not responsive to his legitimate complaints. The other system makes it possible for him to express himself with all the self-esteem and self-determination that is the inherent right of every American.

A housing cooperative is one of the most effective tools for organizing since it organizes the poor around one of their basic needs — their shelter. It forces tenants to vote each year to elect their Board and thereby teaches them the power of the vote in a very personal way. It teaches one of the basic ways in which a democracy works.

Recently the Department did a preliminary survey in six cities of all HUD assisted housing and compared the operation of some 50 cooperative limited dividend and cooperative developments. The survey was too small to be conclusive but on the basis of early results we found the following:

• Cooperatives and non-profits were more likely to serve minority groups. Their tenant population had about 50% minorities — limited dividends had about 17%.

• Cooperatives served the largest families and the oldest children.

• Moreover, there was less turnover in cooperatives and far less vandalism. In cooperatives, the per year loss per project was $240, as compared to $600 in limited dividends and $1600 in non-profits.

And in all kinds of other categories, there appeared to be a greater sense of responsibility among tenants that reflected a sense of belonging.

In cooperatives, tenants were more likely to do these things:

• Take the responsibility to report vandalism;

• Take the responsibility to make their own repairs;

• Keep public areas cleaner;

• Stay longer in the development.

In addition, a higher proportion of tenants reported that they and their children felt more secure in their homes than they did in limited dividends and non-profits and a higher proportion indicated a general satisfaction.

Let me emphasize that these are preliminary results. We must await the results of a larger survey before drawing conclusions, but on the basis of what we now know, cooperatives seem to be doing better.

However, putting up a successful cooperative requires skill, not only in developing but in organizing and training cooperative residents to take on the responsibilities of ownership. Many developers have produced cooperatives for the financial advantages of rapid cash turnover and have failed to organize and train, and as a result have produced some holy messes. But, here again, non-profits have a natural advantage over private developers. They are more likely to be interested in the human aspects of housing and thus should be able to produce good cooperatives . . .

MALCOLM E. PEABODY, JR.

SEYMOUR HALPERN

REP. SEYMOUR HALPERN (Rep.-N.Y.) (exerpted from a speech to the NAHC October convention. Congressman Halpren also reviewed current housing legislation and his efforts to promote cooperative housing interests in federal bills.)

. . . Like most of you, I am aware of countless stories relating the benefits of cooperative housing. One story that I find particularly heartening concerns something that happened several years ago in Detroit during that rather extensive riot which took place in the decaying downtown area. In the middle of one of the worst hit riot areas, a cooperative, owned and operated by low-income blacks, went virtually unharmed. A picture taken during the riots reveals why. While almost every building in the immediate area was blazing, the cooperative members can be seen surrounding their cooperative. Some of the members were preventing people from attempted destruction, and many were using garden hoses to protect the buildings from burning. This is, to me, a dramatic example of the value of homeownership.

In addition, cooperative ownership of housing has been an outstanding success from a financial point of view, both for the cooperative member with a moderate or low income, but also for FHA and the financial institutions connected with financing cooperatives. I have continually led the effort to encourage HUD to make these facts known to their local insuring offices and to impress upon these offices the importance of encouraging more cooperative housing projects in their areas. I have urged HUD to stress the fact that cooperative housing represents a form of homeownership and thereby instills pride in the residents — as well as providing them with housing at a lower monthly cost than they would normally pay for comparable rental accommodations . . .

. . . Let us not permit cooperative housing to be the "poor relative" in national housing programs. Too often we have gotten the cooperatives into these programs too late — almost as an afterthought in some cases.

But I have seen good signs that this will no longer be the case. You are keeping a close eye on the actions of HUD and the Congress.

You are keeping me well-informed of these actions so that I and my colleagues on Capitol Hill can act before the damage is done — or before the cooperatives are left out.

. . . I should make clear that my actions on behalf of cooperative housing are not actions for a narrow group of constituents. On the contrary, they affect a good many people. It is significant, I think, to give you the results of a poll that I recently took in my district. In a question involving national spending priorities, my constituents overwhelmingly supported increases in federal housing programs — this received more votes than any other Federal program. Thus my actions do reflect the views of my constituents and I shall continue fighting for them and for you.

Plastic Bottles That Burn

WASHINGTON, D.C. (CNS) — Plastic bottles that burn completely or crumble into dust are being researched by plastic manufacturers seeking to overcome disposal problems. Researchers are testing bottles which burn without toxic fumes and a self-destructing bottle which turns to powder and vanishes when exposed to the sun, according to the National Milk Producers Federation.

Ask for Environmental Impact Facts

WASHINGTON, D.C. (CNS) — The Council on Environmental Quality has submitted new proposals that would require government agencies to publicize all available information on the environmental impact of policy decisions before the decisions become final.

According to the terms of the proposals, information on environmental effect will have to be published at least 90 days before final decisions are made. Formerly, agencies were required to prepare preliminary draft statements, to seek the advice of other agencies and experts in environmental matters, and to prepare a final statement, and then make the final statement public (which in turn did not always happen). Now, the information would become public beginning with the original drafts — hence before a decision is reached. This would apply to such programs as the SST, the development of federally funded highways, the Trans-Alaska pipeline and other such projects.

These proposals follow complaints from public interest groups and from Congressmen that agencies often reach decision profoundly affecting the environmental and then publish the information after the decision has become final — and thus prevent concerned groups from taking part in the decision.

Peace Corps to Foster Co-ops

SAN JUAN, P.R. (CNS) — Peace Corps volunteers in the Caribbean may branch out into more work with cooperatives as a result of an agreement between area Corps officials and the Organization of the Cooperatives of America (OCA).

OCA executive secretary Rafael Vicens will meet in March with volunteers training on the island to outline objectives. The decision came out of talks at OCA with Curt Deville, deputy director of the peace corps in the eastern caribbean.

Deville, whose headquarters are in Barbados, said there are 180 peace corps volunteers in the Eastern Caribbean, mostly in education. He expressed hope that more of the volunteers would go into cooperative work.

The Eastern Caribbean includes the islands of Antigua, Barbados, Dominica, Grenada, Montserrat, St. Kitts-Nevis-Anguilla, St. Lucia and St. Vincent.

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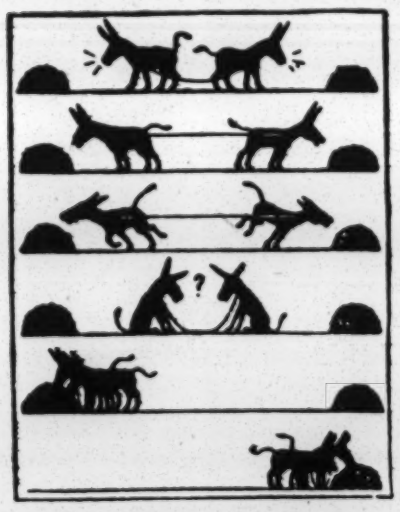
Consumer Agency Bill Killed in Committee

WASHINGTON, D.C. (CNS) – The House Rules Committee killed a bill recently that would have created an independent consumer protection agency within the executive department. This bill, one of the more important pieces of consumer legislation to have come before Congress, had passed the Senate by the overwhelming majority of 74 to 4.

The House Rules Committee voted 7 to 7 to clear the bill for action by the entire House - a majority vote is needed. If it had come to the floor, the bill had been expected to pass the House easily.

The bill's principle sponsor, Rep. Benjamin Rosenthal (D.-N.Y.) said the action by the Rules Committee was "outrageous . . . seven men can now prevent the House from working its will . . . it is a desecration of the legislative process . . . and anti-consumer."

Rosenthal also criticized Mrs. Virginia Knauer, President Nixon's special assistant for consumer affairs, for not taking an active role. He said that he had sent her a letter several days before the bill came to a vote in the Rules Committee urging her to use her influence among the Republican members of the Committee to encourage them to vote for the bill. He said, "Her total silence in this vital struggle was a cowardly act and she no longer deserves the confidence of the consumer community." Mrs. Knauer did not answer his letter, and was out of town and not available for comment on his remarks.



CO-OPERATION
IS BETTER THAN CONFLICT

Rochdale, England, 1844

Trollhattan, Sweden, 1908

Cooperatives in Sweden

Obviously whole books could be – and have been – written to explain why co-ops have taken such firm root in Sweden that they do 27% of the nation's retail food business, account for 8% of its gross national product and satisfy more than one-third the commodity needs of the Swedish population.

But certainly two factors are of basic importance in the growth of Swedish consumer co-ops: 1) early establishment of a central society and; 2) early and continued emphasis on education and personnel training.

The first consumer co-op in Sweden was started in 1850 – six years after establishment of the model for all consumer co-ops, the Rochdale Society of England. Like many other isolated co-ops established then, this first Swedish enterprise struggled for a few years and then gave up. The turning point in the movement came with the establishment of the *Kooperative forbundet*, (KF), the Cooperative Union and Wholesale Society in 1899. KF's oldest cooperative member is the society established in Trollhattan in 1867.

The economies KF brought member societies in buying, distribution, a pool of auditing consultants, and eventually in producing and advertising Co-op label goods gave the movement the early push it needed. Today, KF is the largest trading company in Scandinavia.

It is administered by a National Congress made up of representatives from 24 district congresses in Sweden. District congresses, in turn, are made up of representatives of local societies.

It may be argued that the reason a centralized organization such as KF is so effective in Sweden is because of the country's limited size. But there is no argument that KF's work in education and information has an important role in the growth of the movement.

KF promotes study groups in local co-ops, arranges food and textile demonstrations and promotes lectures on consumer concerns.

A weekly periodical, *Vi*, is a family journal put out by KF which deals with co-op matters, economic questions and matters of cultural and controversial interest. *Vi* has the second largest circulation among weekly magazines in Sweden.

KF also has its own publishing company, Raben & Sjorgren, specializing in economic and social literature and on teaching material.

KF's college, Var gard, just outside Stockholm, annually arranges study courses for co-op personnel, elected officials and study group leaders. Emphasis is on exchanging experiences and stimulating creative ideas. Recently, more and more special attention has been paid to training employees for leadership posts in the movement. These personnel courses are supplemented by correspondence courses set up by KF. Such measures have proved effective in assuring the Swedish co-op movement that not only members but staff of local societies have a basic understanding of co-op principles and aims.

Significantly, there is general agreement that the Swedish co-op movement is not heavily made up of the middle aged. New members, most of them young people, continue to join – bringing reassurance that co-ops will remain vital parts of the national scene.

The headquarters of Kooperative forbundet, Stockholm

KF's college "Var gard," Saltsjobaden, with the Nordic Rochdale-monument

INDIANS DEDICATE HOUSING CO-OP

The first 100% rent supplement cooperative housing project – Lakota Homes, outside Rapid City, S.D. – has been completed.

The co-op, sponsored by FCH and built under the HUD administered Rent Supplement Program, houses 76 Sioux and 24 other low and moderate income families of the area.

Until recently, these families lived in off-reservation land known as the Sioux Addition. There were no water or sewer services until two years ago. In contrast, the new co-op has modern conveniences, including underground utilities.

For families with incomes as low as $2,400, rental may be as low as $52.90 for two bedrooms up to $66.10 for four bedrooms. "Rent" includes utility charges, and a park and playground are provided.

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Co-ops vs. Condominums: Essential Differences

by Willard Thompson
Vice-President
Servicing Properties, Inc.

Cooperatives are not the same as condominiums, although there are many similarities. The essential differences are the methods by which ownership is evidenced and the individual's relationship to the mortgage on the property.

In a housing cooperative, title to the entire project is held in fee simple by the cooperative corporation, and the cooperative corporation is in turn owned by the people who live in the project. Since there is only one deed, and one owner — that is — the cooperative corporation — it follows that there is only one mortgage, which is the liability of the cooperative corporation. The mortgage is therefore a corporate liability and not an individual's personal liability.

A housing cooperative is an incorporated association, jointly owned by its residents, and operated without profit for the benefit of the owners.

A condominium also has an association which is likely to be incorporated and which owns the "common" facilities such as common greens, common hallways, recreational facilities etc. Taxes and other expenses related to the common areas are the liability of the association. The individual owner has a deed and holds fee simple title to his own specifically described unit. He not only has a deed but he also has an individual mortgage on his particular unit in the project, and therefore, he has an individual, personal, mortgage liability. If he is ever in default on his mortgage there could be a foreclosure on his particular unit in the project.

A cooperative home owner enjoys many, if not all, of the same ownership advantages enjoyed by the condominium home owner or a private home owner. He has home ownership recognition by the Internal Revenue Service, which allows him to deduct his share of his project's interest and real estate taxes from his income tax return, just the same as any other home owner.

The cooperative home owner's ownership is evidenced by his membership certificate, rather than a deed. He owns a share of the whole rather than a specifically described unit in his project. Riding with his ownership of his share is his continuing right to occupy his particular unit in his project, so long as he is not in default under the terms of his occupancy agreement.

The cooperative home owner gains equity as the years go by in proportion to his contribution to capital, which is his share of the amount that has been paid the principal of the cooperatives mortgage, in accordance with the provisions in the cooperative's by-laws.

The expenses to the homeowner for his housing are less for the cooperative homeowner than for the condominium home owner for the simple reason that when people do things together they can make better use of their money than is possible if they act individually. In unity there is strength, and savings too. See the chart here.

	COOPERATIVE	CONDOMINIUM
OWNERSHIP	Membership Share	Fee Simple Title
MORTGAGE LIABILITY	Co-op corporate liability, no individual mortgage	Individual personal mortgage liability
MORTGAGE COSTS	Only one mortgage to service -- lower interest and longer terms available	Individual mortgages, each one involves cost, so total project mort-gage costs much higher. Higher interest, shorter term.
MONTHLY CHARGES	Less, because of less cost, lower interest and longer terms	Higher
REPLACEMENTS	By Co-op	Personal cost.
MAINTENANCE	By co-op	Individual responsibility
TOTAL COST	Less	Higher
EQUITY	Builds in standard co-op manner. Limited by book value	Builds in standard manner. Limited by market value.
RE-SALE COSTS IF YOU MUST MOVE	$100 at most -- usually much less	7 % commission on sales price plus title and mortgage costs. Easily $2,000 or more.
TAX BENEFITS	You may deduct from your income tax return your share of interest and real estate taxes	Same as co-op
COMMUNITY CONTROL	By your vote you help establish policy, rules and standards	No jurisdiction except in court at personal expense
MANAGEMENT	Each co-op family has a vote in election of directors. Business affairs are handled by professional management.	Individual responsibility or association dues.

FARM CO-OPS BUSINESS UP

— The annual analysis of farmer cooperative business, now being distributed by Farmer Cooperative Service, shows co-op business increased 2.1% over the previous year, reaching a total volume of $17.4 billion.

Other highlights in the 1968-69 report: Total number of cooperative decreased 2.4% to 7,747.

New Staffer for SEPRO

Richard W. Graham, formerly of the University of California and the U.S. Army Engineering Corps, is the new management division director of Servicing Properties, Incorporated (SEPRO).

He is in charge of all management operations under SEPRO contracts, including the following MODF sponsored projects: Mayfair Golden Manor, San Tomas Gardens and Lucretia Manor, San Jose; Merced West and Merced Golden Manor; John Muir Town House Village all three sections), Martinez; Sun Terrace, near Burbank; Voorhis Village, San Dimas; Garden Square Manor Oakland; Clifford Manor, Watsonville; and MODF member co-ops Terra Linda Gardens, San Rafael; Riverside Braemer, Riverside; and Concord Village, Phoenix.

Former senior superintendent of buildings and grounds for the University of California, Graham has several degrees in engineering and holds a real estate license and pollution control certificate.

He was with the facilities management division of the U.S. Army Corps of Engineers from 1940-1961, retiring with the rank of lieutenant colonel.

A native of Los Angeles, Graham attended the California Maritime Academy, University of Virginia, Sacramento State College and American River College.

RICHARD W. GRAHAM

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MODF PLANNING MODERATE INCOME HOUSING CO-OPS

In an attempt to answer the need for moderate income housing, MODF plans to sponsor two co-op projects in California: University Summit Terrace, Santa Cruz and Clayton Meadows, Concord.

In both, cash required for move-in will range from $200 to $350.

The Santa Cruz co-op will have 285 units of 1, 2, 3 and 4-bedroom size. Monthly "rent" will be from $165 to $295, depending on the size of the unit.

The Concord co-op will consist of 172 units ranging from 1 to 4 bedrooms. Monthly "rents" will be from $150 to $277.

To encourage integration, ads for both projects will be run in black community papers as well as general circulation papers.

Similar moderate income co-ops are planned for San Diego and Orange County.

"Housing Co-op Man of the Year" is the title bestowed on C. March Miller, II, in a plaque recently awarded him by the Southwest Association of Housing Co-ops. Miller, special assistant to HUD Secretary Romney, was cited for his "high devotion and perseverance" on behalf of housing cooperatives. "Because of his outstanding abilities, housing cooperatives everywhere owe him an inestimable debt of gratitude" the citation continued. NAHC President Paul Golz presented the award.

Banner Year for Co-ops

(continued from pg. 1)

Cities area.

Andrew Hatcher, former assistant press secretary to President Kennedy, is another distinguished new member of the MODF board.

Milestones

5.6 million dollars of mortgage insurance premiums were refunded to Section 213 housing cooperatives recently thanks to the "excellent record" of co-ops, according to Eugene A. Gulledge, assistant secretary of HUD and FHA commissioner.

The half-way mark in completion of what will be the largest housing cooperative in the world – the 15,000 unit Co-op City in New York City – has been reached. The UHF project includes several shopping centers, schools, and extensive recreational facilities.

FCH reports having exceeded the 100 million dollar mark in completed housing cooperatives in the US and was the catalyst of thousands of cooperative housing units in South America and the Caribbean.

League Housing Foundation of Michigan's Credit Union League

ARTHUR A. FLETCHER
MODF TRUSTEE

and Cooperative Services, Inc., have produced hundreds of co-op housing units in that state.

Hawaii Council for Housing Action, a MODF member, completed the first two FHA insured housing co-ops in the Islands, with technical back-up from MODF. The Council now has FHA approval for a senior citizens' project, Kauluwela Elderly, to have 176 one-bedroom units. Basic rent is projected at $98.41 a month with 20 percent of the units to be eligible for rent supplement.

Also in the offing – Kauwela Co-op No. 2 – an 84 unit co-op with 3-bedroom "rents" at $137.29. Again, 20 percent of the units will be eligible for federal rent supplement.

The first FHA insured co-op community complex to include a shopping center and a broad range of community facilities got underway in Pasadena – the MODF sponsored Co-op Village. A 6.4 million dollar project, Co-op Village will be owned and run by the moderate and low income people who are its resident members.

Midland Against Low-Lead-And No-Lead Gas

MINNEAPOLIS, Minn. (CNS) – Midland Cooperatives, Inc., has joined the list of firms refusing to jump onto the no-lead or low-lead gasoline bandwagon.

Declaring in an editorial in its member newspapers that the gasolines "increases the cost of operating an automobile but do not reduce air pollution," Midland charged that some refiners are using the anti-pollution claims of no-lead gasoline to increase their share of the market.

The chief reason for the adoption of no-lead gasolines by some refiners, Midland said, is that lead limits the life of a catalytic-type muffler planned by automakers to reduce exhaust emissions by 1975.

The big regional cooperative said that when these cars begin appearing on the market they will begin supplying the no-lead or low-lead gasoline required.

Meantime in Midland's opinion, there has been no proof that low-lead or no-lead gasolines reduces harmful pollution.

"You will not see these firms (pushing no-lead gas) making a positive, absolute statement that no-lead or low-lead fuels, in themselves, actually reduce pollution," declared Midland.

Mayfair Golden Manor: A Pilot Project

Curtis Edwards, MODF

The concept of co-op housing has become increasingly popular throughout the nation. And – since the incorporation of rent payment assistance until co-op qualifications are met – persons of low and moderate incomes can participate and take advantage of co-op housing programs.

With the costs of property, labor, and materials constantly soaring to astronomical levels, the need for a third choice to bridge the gap between apartments with tenant-landlord relationships and family owned single dwellings has become more evident in the Santa Clara County area and many urban areas throughout the nation.

On Sept. 6, 1970, MOD Foundation introduced to the public its Mayfair Golden Manor project, San Jose, a 210 unit housing facility which will become a cooperative after 97% of the units (204) have been occupied by its members. The cooperation will hold title to all property, handle a budget to cover all costs and be headed by a board of directors elected by its members.

The major impetus is directed to and for elderly persons, most of whom have very low incomes (OAS, Social Security, etc.). The lowest rates possible are charged under the Federal Rent Supplement program. Household income of residents for admission is limited by law to qualify for rent payment assistance. There is no maximum income requirements for occupants paying "market rent," which ranges from $118.00 for an efficiency unit, to $168.00 for a 2 bedroom unit. Persons eligible for rent-payment assistance may pay a minimum of $35.00 (efficiency) to $50.00 (2-bedroom) which includes utilities. All units are equipped with gas ranges, refrigerators, and garbage disposals. The ground floor units have individual garden areas for the greenthumbers, but no carpeting. To compensate for the absence of garden space for 2nd floor dwellers, their units are furnished with deep pile wall to wall carpeting.

Such supportive services as a mobile information center, public health nurses to serve as consultants, social planning committees, and representatives of many senior citizen centers have expressed a willingness to assist in the multi-faceted work needed to successfully operate a housing complex of this magnitude.

Being a pilot project, the success of Mayfair Golden Manor will depend on the degree of community participation and receptivity, coupled with the total involvement of the residents of San Jose. MOD Foundation is hopeful that Mayfair will serve as a catalyst for launching many other projects that *include* rather than *preclude* the elderly and people in the low and moderate income bracket.

UN, ICHDA Promote Low Cost Housing

WASHINGTON, D.C. (CNS) – The United Nations signed a Memorandum of Understanding with International Cooperative Housing Development Association recently designed to stimulate widespread development of low cost housing in newly developing countries.

Dr. Victor Hoo, Commissioner for Technical Cooperation of the U.N., and Wallace J. Campbell, President of ICHDA, signed the document.

The second section of John Muir Townhouse Village, a 217 housing unit for low to moderate income families, has been completed. The MODF sponsored project in Martinez, California, has 1, 2, 3 and 4 bedroom units, with monthly "rents" ranging from $98 to $153, including utilities. A range, refrigerator, disposal, kitchen fan, drapes, and carpet are provided, as is maintenance of the grounds. A community center and pool are added features "Rent" supplements will bring the monthly costs even lower for some member-residents.

HOUSING MEETS SET FOR FEBRUARY

The February calendar is studded with events of special interest to those concerned with housing, and particularly, with co-op housing. Here are some of the meetings scheduled for the month:

The American Institute of Housing Consultants meets in Chicago Feb. 17. The meeting constitutes a reactivation and reorganization of the group under the leadership of Paul Golz, MODF consultant. Some 30 members from all parts of the country will meet to exchange experiences and ideas.

The Co-op League Board, which meets in Chicago Feb. 18, is expected to include on its agenda discussion of the possibility of sponsoring a complete co-op community, self contained and including co-op industry, housing, stores and recreational facilities.

* * *

The National Association of Housing Co-op's board meeting is Feb. 20, in New York. The board will discuss a unique health service, Multi-test, which, through sophisticated computers, gives thorough multiphasic physical exams. The cost is $10, compared with the $100 or more such testing usually costs, and the plan is to study feasibility of installing Multi-Test centers in housing co-ops with free service for lower income member-residents.

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March 5, 1968

Professor Walter A. Rosenblith
Chairman, Communications Biophysics
Massachusetts Institute of Technology
Cambridge, Massachusetts 02139

Dear Walter:

I was pleased to be able to participate in your research and technology subcommittee panel discussion on the "Efficiencies of Scale in Residential Construction". However, I left the meeting with the feeling that the panelists, including myself, had not adequately addressed ourselves to some of the questions that were raised in the staff paper. In addition, you asked if it would be possible for us to prepare several examples of comparisons of the cost benefits of improvements in technology in the industry. Accordingly, there follows a summary of some of my comments at the meeting, comments on questions posed in the staff paper, a brief list of some of the innovations in the home building industry since World War II and a comparison of some of the cost benefits of home building industry innovations, during the past two decades, for a dwelling of modest size.

Overall Costs

To place technological innovation cost saving opportunities in perspective, I presented an example of major cost breakdowns in the price of a $20,000 house. These were:

Lot	22.5%	
Sales cost	5.0	
Financing, closing & legal costs	8.0	(without a substantial number of points)
Overhead, indirect costs & profit	12.0	
Direct construction costs	52.5	
	100.0%	

Materials 70% x 52.5% = 36.7%
Labor 30% x 52.5% = 15.8%

The above analysis may be considered to be a reasonable example, providing it is recognized that there are many variations in the above percentage numbers. The variations depend primarily on the price of land and the cost of financing, including points, legal and closing costs, type of dwelling, specific design and materials used, wage rates and type of building organization. The purpose of the breakdown is to accent the importance, in a cost reduction program, of attacking the per-dwelling-unit lot cost, and to highlight the direct construction cost percentage. In our opinion, the latter puts in the proper frame of reference opportunities for reducing direct costs of construction.

The breakdown is based on single family dwelling units. The percentage distribution would be somewhat different for townhouses or rowhouses since their lot costs probably would be proportionately lower. For garden apartments, I would expect the distribution to be about the same as for relatively high density townhouses, but with materials/labor distribution modified somewhat, that is, labor slightly higher because there is probably more materials handling time. I do not have data for high-rise construction, but the materials-to-labor ratio might be reduced, that is, the percentage of labor be higher, although materials costs are substantially higher for high-rise, so, perhaps, the ratio would remain about the same.

It is my opinion that in large urban areas, it may be possible to achieve in the order of a 10 to 15-percent reduction in direct construction costs for single family units, townhouses and garden apartments if the constraints of codes and restrictive labor practices are removed and if the industry is allowed to produce as efficiently as it knows how. I think this is particularly so in older and larger population centers that do not have updated and relatively non-restrictive codes and where labor practices may be more restrictive. Therefore, the answer to Mr. Kaiser's question, in my opinion, is, essentially, "yes", but not as much improvement as 25 percent. However, please note this is 10-15 percent of 50-55 percent of the total price, not 10-15 percent of the total price. On the other hand, this reduction would be smaller in suburban communities that have the model codes and do not have such restrictive practices.

One important item related to this question is whether the labor-learning curve (rate of reduction in labor time due to repetition) that exists in manufacturing also exists in home building. We have data showing that the learning curve is applicable to home building. Within limits, in some factory situations, it has been shown that the labor-learning curve yields about a 10 to 20-percent reduction in labor content each time the number of repetitions is doubled -- for the first few times. Our data indicate that for "the first few times", this number in home building is somewhere between 10 and 20 percent. Accordingly, repetition is beneficial in reducing labor costs and may be beneficial in reducing materials costs, if an improved materials utilization program is in effect. Also, repetition can provide other related benefits in purchasing, inventory control, etc. This does not mean that each house must be identical or have identical appearance. Design elements, such as entrance, living and sleeping areas may be standardized and, with two or three such standards and variations in placement of

the elements in relation to each other, 25 to 40 different designs can be achieved. This is more applicable to medium and large dwellings than to minimum size dwellings. In addition, exterior variations in materials and color can vastly increase the number of different houses that contain standard elements. Achievement of this degree of variation is more difficult with minimum size units because in very small dwellings there is little opportunity to arrange these design elements. However, some variation in appearance can be obtained for small dwellings while maintaining standard design elements.

Another factor affecting reduction of direct costs in relation to volume is the variation in price of materials related to volume purchase. However, the breakpoints for volume purchase of materials are essentially truckload and carload quantities. For most building materials, this represents from 10 to 50 houses with the exception of some items like hardware, etc. An exception to this is probably appliances, although truckload and carload quantities of appliances will receive a good proportion of the price break due to purchasing at one time, appliances for perhaps, as many as 500 to 600 dwellings. On the other hand, the indirect cost increases required to be able to purchase materials in volume may largely offset the reduced price benefit of volume purchase. This is far too complicated a question with too many variables to draw simple conclusions (see reference to further study below). Furthermore, we know some small volume builders (18-20 units per year) who purchase many materials in "full units of delivery" and achieve with some storage and shop facilities near maximum economies for those materials.

A precise answer to this question on number of units is impossible because there are so many variables. Without more specific data, I can only say that, in my judgment, near maximum efficiencies of scale can probably be achieved with production of one to several hundred dwelling units per year.

On the other hand, NAHB builder membership survey data shows that the percentage of builders building 1 to 25 dwelling units per year increased and that they increased their proportion of all units built from 1959 to 1964. It also showed that there was a small decline from 1959 to 1964 in the percentage of builders building 26 to 100 dwelling units per year, but they accounted for a somewhat larger percentage of the total dwelling units built in 1964 compared to 1959. There was a decline in the percent of builders building over 101 dwelling units per year and a decline in the percent of the total market accounted for by these builders from 1959 to 1964. The reasons for these changes are not clear. The implication, since buyers and renters had many choices, is that the smaller volume builders were on the whole, at least competitive with the large volume builders. The small volume builder does have smaller overhead and indirect costs than the large volume builder. Perhaps this largely offsets whatever economies there may be in large volume. We are contemplating studying this question and may have some better factual data for answering it later this year.

If entirely new systems, materials and products were used, the number of dwelling units required to achieve near maximum efficiencies might be 3 to 5 times that required for existing systems, materials and products. However, this depends in large measure on the amount of capital investment required for production and erection and its depreciation schedule. It is possible that the number of dwellings might well be 5,000 -10,000 or more units per year if a very large capital investment was required for product production.

Market

There was considerable discussion about the market aspect of the problem. It was my impression that the committee members did not wish to consider products, systems and designs that would produce dwellings for low-income families that had such an appearance as to create a class stigma. If that is the case, and I concur, both from economic and sociological points of view, then either existing products and materials -- modified only a little bit -- can be used, or any entirely new product, material, design or construction system must necessarily produce a dwelling that has a reasonably familiar appearance. Although new materials, products and systems can be developed to look like familiar products and dwellings, it adds another constraint to technological improvement. This same constraint has existed and still does exist in the regular home building market, and it is a very important practical factor in technological change and improvement. It makes the task much more challenging.

Standards

There was discussion about the subject of standards in relation to dwellings for low-income families. It is my opinion that, regardless of technological innovation, the task before your committee is exceedingly difficult but that it can be lessened by consideration of appropriate standards. There are hundreds of thousands, perhaps millions, of single family, rowhouses and apartments in existence with less than 800 square feet (to pick a number) of space. I mentioned that the American Public Health Association's Committee on the Hygiene of Housing had established some minimum space standards from a health standpoint. As I recall, for a family of four, the number is 450 square feet. Incidentally this is in the same general range as the space in trailers or mobile homes.

There is no intention in my discussion of standards to have the committee or the industry even consider standards that would be inimical to health or safety. On the other hand, there are many opportunities to reduce cost by building a modest-size dwelling unit to minimum, but adequate, standards from the health and safety standpoints. Extra's that many people have come to consider as essentials, even in relatively small dwellings, can be omitted and still provide new dwellings for low-income families that represent a far better value, in terms of worth as a place to live per unit of cost, than the substandard and slum dwellings in which they are now living. Realistically, it appears essential to consider relating standards to the ability of the people to pay, as is true in almost all categories of products

and services in the United States, providing the minimum level is adequate. The level of adequacy refers both to the dwelling and to the environment.

Labor

There was discussion in my testimony and by others concerning the problem of labor. I noted that even though labor is a smaller cost item than materials, it is extremely critical. Materials and products must be put in place by labor, even if homes are factory assembled. Even at the recent relatively low levels of production, the industry is experiencing great difficulties in obtaining an adequate supply of labor and at relatively high wages. I gained the impression from some comments, that some people believe this was either not much of a problem or that, given a specific, large enough market, it would be solved by management. Perhaps this is so in an idealized situation and perhaps at exorbitant wages. However, within the context of the required skills and the usual constraints, I am not at all optimistic about obtaining a solution to this problem without improvements in productivity and other technological advances to reduce the amount of on-site labor and to reduce the amount of required skill.

Many things need to be done to attract more men to the home building construction industry -- more and better education at the high school and college levels, more apprentice training, lower required on-site and in-factory skills, a reduction of weather's effect on building to minimize the cyclical aspect of construction, the development of methods to improve productivity, a reduction of the amount of physical labor involved and research to develop materials, products, systems, tools and equipment that will lower required skill, and lower physical labor and improve productivity. In addition a need exists for educational programs in universities aimed at attracting and educating men in all the professional fields that will be required in increasing numbers -- civil, mechanical, industrial, architectural and electrical engineering, architecture, economics, money and banking, real estate, law, the physical and social siences, management and general business, all in relation to the home building industry.

In addition, special research emphasis should be placed on developing products, materials and building systems that could be put in place by almost totally unskilled workmen (with competent supervision) to aid both in improving employment of the non-skilled person and to assist in solving their housing problem.

Suburban versus Urban Dwellings

A few of the points regarding the limited discussion of suburban versus urban dwellings are worth highlighting. Apparently, a large proportion of slum and substandard dwellings do exist in suburban areas, and, as such, they merit attention. Today, I believe it is possible to build dwellings in suburban areas at a lower cost than in urban areas because land costs are lower, costs related to "fire proof" construction are not as great and

the code and labor problems are generally not as severe as in the centers of large urban areas. This, of course, does not solve the housing problem in the ghetto areas. If unreasonable code and restrictive labor practice constraints were removed, the opportunity for reduction in the direct cost of materials and labor would probably be greater in the urban areas than in the suburban areas.

One other item worth mentioning is the high overhead cost of doing business in large, urban centers. The administrative/legal, yes, and even political, problems of doing business in central cities are substantially higher than in most suburban areas. From the standpoint of efficiencies of scale, I think it is fair to say that at least two or three times the number of dwelling units would be required in a particular development in the urban areas of the older, larger cities than in suburban areas to achieve the same efficiencies of scale. There is probably a geometric relationship between the overhead, administrative, legal, etc., costs of doing business in the centers of large urban areas and the age, population and number of departments in the city. It has been the industry's experience that building in redevelopment areas adds at least two more complications and, in turn, adds to the overhead and indirect costs of building in those areas.

The Questions Proposed in the Staff Memo

(For brevity's sake, I will not repeat the question)

1. Very large firms may be more efficient than typical home builders in matters pertaining to financing. The known experiences have not produced economies of scale for large firms when compared to an efficient builder who produces, say, 100 dwelling units per year. The very large firm has a substantially higher overhead which apparently about offsets any other advantages it may have. Small firms will probably be more efficient in the custom home market and possibly in the actual production of the dwelling itself. This latter statement may seem surprising, but control and production are simpler and easier in smaller firms (by smaller size, I mean builders producing in the neighborhood of 100 dwelling units per year, although there are a few instances of small volume builders who are very efficient from a productivity standpoint).

2.a. I will limit my comments on this question since I believe Dr. Sumichrast and NAHB have some fairly specific data. However, it is my opinion that the production of larger volume builders is more effected by availability of financing and "points" than is the production of the very small volume builder.

2.b. There are numerous factors that effect efficiencies of scale.
& c. Essentially, size of the operation needs to be large enough for the builder to provide good work planning, supervision, scheduling, cost and production controls. In addition, the operation needs to be large enough to have efficient purchasing and inventory controls. Vertical

integration can contribute to efficiencies if the builder operates in a relatively stable market or if he can maintain a relatively stable volume in a fluctuating general market. Otherwise, extensive subcontracting is a necessity. I know of instances where builders fabricate their own components, purchase some materials in carload lots, and who build very efficiently. They have a total volume of under 25 middle to high-priced dwelling units per year. Ordinarily, however, this kind of operation is not achievable until the volume reaches something in the order of 100 to 250 dwelling units per year. Without studying this question in considerable depth, I hesitate to pick a breakpoint number. The number will vary and depends on many factors. In addition as noted above, increase in indirect and overhead costs as volume increases may about offset any production cost advantages of vertical integration on large volume. As noted earlier, we may be studying this question.

3. I made some comments at the meeting pertaining to question number 3 that I will repeat briefly. The mobile homes industry experience tells us there is a market for a smaller dwelling that looks different, that is built to a lower standard, that costs essentially as much per square foot of dwelling (permanently installed on a lot) as the normal dwelling but has a lower total price tag. There may be some inherent efficiencies and advantages in shop fabricating a 3-dimensional unit and transporting that unit to the site. This subject merits research. I believe current practice does not provide us enough data to conclude that the mobile home approach is either technologically advantageous or disadvantageous as a method for providing typical dwellings built to typical standards.

   As I stated at the meeting, man hours data we have been able to obtain on a per-square-foot-basis of dwelling for industrialized high-rise construction in European countries does <u>not</u> compare favorably with experience in this country, even for our larger and much more luxurious single-family dwellings. I do not have data available to compare man-hour content on high-rise. Materials used in the industrialized European systems cost more in this country than the conventional materials used here in single-family, garden apartment and townhouses.

4. Small efficiencies may be possible through more vertical integration, but, as I mentioned, this can rarely be achieved on a permanent basis without a stable market and a relatively stable level of production. Inherently, of course, it is a higher risk business because there is less ability to adjust to market fluctuations than with a major amount of subcontracting and little vertical integration.

5. I doubt there are significant economies of scale in construction research above some reasonable minimum. The minimum depends, in my opinion, on the number of different subjects in which a research organization tries to maintain competency. Innovative thinking, in my opinion, stems from either small groups or one man. Quality is more important than quantity

if the organization has the minimum adequate facilities and related services available. I hesitate to put a number on the size because the number relates entirely to the type and variety of research that is to be conducted. Continuity, at a stable or modestly increasing level, is probably considerably more important than size. The only implication of this that I can think of, from a public policy standpoint, is the need for the public agency to have the authority to be able to contract for projects that extend for periods longer than one year.

6. Systems analysis means different things to different people, but it is my opinion that systems analysis using today's materials, products, labor, tools, equipment, transportation limitations and other normal market restraints can yield small, not large, cost savings. Systems development, using entirely new materials and construction systems and new tools, equipment and labor skills, presuming that a market can be created for the new systems, might yield substantial (35-50 percent of direct costs) cost savings, but, frankly, I doubt it. I say this even though I expect to remain in the home building research field and am optimistic about the opportunities to find improved materials, methods, products and systems. Realistically though, dwellings are becoming better engineered from a materials utilization standpoint and the materials that are generally used have a relatively low-cost-per-pound along with relatively high performance. The likelihood of finding an all-new material and an all-new system that would substantially cut costs is, in my opinion, not very good, but that should not preclude some research to try to find it. One can always hope to "catch lightning in a bottle", but research to do so should proceed with an adequate knowledge of the cost facts of life.

   The home building industry represents a huge market. It is extremely competitive, and builders, buyers and renters have many choices. Systems and materials that have evolved are much more efficient than most people realize or believe. The in-place costs are relatively low, and this is why so many, many widely heralded new products, materials and systems fail in the marketplace. Of course, there are other reasons for failures, but higher cost is a significant reason.

7. I believe the housing industry is <u>not</u> one of the most technologically backward in the United States. Attached is a list of some of the technological improvements and changes since the end of World War II. Some of these contribute to cost reductions, and others contribute to greater convenience, more comfort, luxury, enjoyment of living, etc. As you requested, we have made an analysis of the cost-reduction benefit of some of these items. However, as you know, <u>rising prices for land, materials and wages, as well as the increasing size of the dwelling and the increase in the number of luxury features has obscured these improvements in cost reduction and productivity</u>.

8. I do not believe that, if unreasonable code and union barriers to innovation were substantially eliminated, the conventional building systems of today would be largely replaced within the next decade by radically different systems. Certainly, there would be a number of changes; for example, more plastic pipe would be used; footings would be designed for the bearing capacity of the soil and the live and dead loads of the building; walls would be engineered to a required thickness not a specified one, etc.

   I know of no reason to believe that radically different materials and systems would replace existing systems and materials except blind faith in the ability of technological research to produce startling results. Such faith is more justified when the product does not have to be "sold", such as in space and weaponry research.

   I say, again, concrete, gypsum, wood, steel, aluminum and even plastics (in the way in which they are used) are low-cost-per-pound-per-unit-of-performance materials. Our own experience in researching new systems and trying to innovate has been that even a few cents per-square-foot improvement is difficult to achieve when compared to advanced practice. This is particularly so, bearing in mind, the normal market limitations and the obvious unwillingness of that market to accept radically different designs, appearances, materials and performance, at least for what is considered to be conventional dwellings.

I am sure you realize that the questions raised by your committee and the staff paper are most difficult to answer specifically. This is because home building is a giant industry, practices vary widely, prices and costs vary widely and there are a huge number of variables that are applicable to most of the questions raised. In an effort to be helpful to you, I have tried to be as specific as possible, but I want to be sure that you and the other members of your committee realize that going from the general to the specific involves the use of judgment and opinion based on experience. For any given specific situation, the numbers presented herein could vary substantially. Yet, I realize your need for some specific numbers so I have tried my best to give them to you.

Again, thank you for providing me the opportunity to participate in your discussion. I hope this statement is of value to you. I would be glad to try to answer any question you may have or to provide whatever we can by way of additional assistance or information.

Sincerely yours,

Ralph J. Johnson

RALPH J. JOHNSON
Staff Vice President

RJJ/t

Attachments "A" and "B"

Attachment "A"

(Letter to Prof. Walter A. Rosenblith)

SOME TECHNOLOGICAL INNOVATIONS IN HOME BUILDING IN PAST TWO DECADES

Products

- Split ring trusses
- Glue-nailed trusses versus rafters and ceiling joists
- Metal plate trusses
- Component wall panels
- Gypsumboard versus plaster
- Annular ring and spiral shank nails versus common nails
- Single layer siding - sheathing
  - Textured and deformed hardboard
  - Grooved and textured plywood
- Vapor barriers in walls and ceilings
- More effective insulation
- Improved paints and coatings
- Prefinished siding -- wood, aluminum, plywood and steel
- Prefinished floor coverings
- Prefinished wall coverings
- Plastic surfacing - prefinished interior and exterior
- High pressure melamine laminate counter surfacing materials
- Wall-hung water closets
- Raised bottom bathtub for above-floor trap
- Washerless faucets
- Single lever faucets
- Fiber-glass reinforced polyester gel-coated single piece showers and bathtubs with integral wall surround
- One-piece molded vanitory bowl and countertop in FRP and cast plastics
- One-piece and three-piece molded plastic bathrooms
- Plastic piping
- Fiber-glass laundry trays
- Economically feasible residential air conditioning, both single room and central units
- Substantially improved gas and oil furnaces
- Electric heating
- Electrostatic precipitators for air particulate matter removal
- Humidifying systems for dwellings
- Improved hydronic heating systems
- Electric heat pumps for cooling and heating
- EMSR (electromechanical stress rated) lumber
- Improved cements
- Ready mix concrete site delivered
- Light gage steel, adjustable, economic columns
- Improved shingles
  - Self-sealing
  - Interlocking
- Improved stains for exterior wood treatment
- Improved windows
  - Wood, steel, aluminum, wood plastic-coated sash
- Insulating glass
- Improved wood preservatives and processes

Resilient channels and hangers for better acoustical performance
Modular and SCR bricks
Improved mortars
Improved caulks, sealants and adhesives
Automatic dishwashers
Garbage grinders
Improved ranges and ovens
Self-cleaning, electronic, thermostatically and time controlled
Improved thermostats, including indoor-outdoor lead time thermostats
Fiber-glass ductwork for better acoustical and thermal performance
Improved durability plywood
Vertically laminated wood beams
Lightweight aggregate and improved concrete blocks in many new shapes and sizes
Epoxy coatings for plywood with decorative aggregate
Improved overlaid plywood
Particleboard
Improved floor covering sheet goods and asphalt, vinyl asbestos and vinyl tiles
Threaded case-hardened masonry nails
Prehung doors
Prefabricated stairs
Acoustical ceiling tile and systems including suspended residential ceiling systems
Indoor-outdoor carpeting
Underground wiring
Outdoor electrical ice-melting systems
Built-in lawn sprinkling systems
Outdoor lighting
Self-storing storm windows and screens
Fiber-glass and aluminum screens
Improved weatherstripping on doors and windows
New water-resistant wainscoting materials including ceramic tile set in adhesive versus wet system
Luminous ceiling system
Prefabricated vanitory cabinets
Improved insulation on electrical wiring
Widespread use of shop-fabricated kitchen cabinetry
Improved value builders' hardware
Built-in vacuum cleaning systems
Prefabricated fireplace systems
Prefabricated metal chimney units
Improved mirrors
Improved lighting and lighting fixtures
Improved modular forming systems for cast-in-place concrete
Stressed skin panels
Polyethylene vapor barriers under slabs and crawl spaces
Small "package" sewage treatment plants
Improved value carpeting
Many devices for reducing effort required for housecleaning and maintenance

Almost all building materials and products are produced with advanced production processes and equipment

Methods

Improved efficiencies in productivity at the site
Modular dimensioning and considerably better utilization of materials
Engineering design of the structure -- better utilization of materials
Better scheduling, purchasing, work planning, supervision, estimating, cost control and inventory control
Application of production management techniques
Component utilization
Utilization of subassemblies such as cornices, gable end overhangs, etc.
Substantially increased use of power hand tools, machinery and related devices and products

- Builder's saw
- Drills
- Portable table saw
- Power staplers
- Power routers
- Power nailing
- Power planers
- Tile cutting equipment
- Paint rollers
- Spray painting
- Pre-cut lumber

Increased heavy equipment utilization

- Bulldozers
- End loaders
- Back hoe
- Light and heavy ditching equipment
- Light earth-compacting, tamping and vibrating equipment
- Forklift
- Small conveyors
- Chutes
- "Plywood ladders", etc., for improved materials handling

Many improvements in land development
Street paving
Sewer construction
Trenching and backfilling
Earth grading
Lightweight concrete - precast concrete components for housing
General reduction of total weight of materials and improved materials handling
Strength-to-weight ratio of many materials have been improved
Better thermal and comfort conditioning
Better sound conditioning

While there have been these numerous improvements in products, materials, engineering and methods, primary materials still used in houses are those with low-cost-per-pound such as concrete, asphalt, gypsum, wood and steel. For specialized applications, aluminum and plastic have gained substantial markets and even though their cost-per-pound is higher they are used in cost-effective applications.

Despite the many innovations, dwellings have a familiar appearance because, for the most part, new products have been created with the same basic materials and because of marketing limitations. In addition, there is rarely any appearance change due to methods improvement. Accordingly, those unfamiliar with the industry can, with only cursory examination, gain the impression that there has been little change.

The improvement in value of products and materials and the improvement in productivity have been obscured by the sharply rising costs of land and land development, the rise in the price of materials, the substantial rise in the price of labor and the fact that today's dwellings are larger and include many luxury items not formerly incorporated. These include such items as better heating systems; more insulation; more paneling and improved surfaces; much more mechanical-electrical equipment; more electric capacity; more insulating glass; more bathrooms and fixtures; more cabinetry and improved kitchens; more closets, etc. All of these add to cost but contribute to an improvedstandard of living.

Attachment "B"

(Letter to Professor Walter A. Rosenblith)

SOME EXAMPLES OF ESTIMATED COST REDUCTIONS
ACHIEVED BY THE HOME BUILDING INDUSTRY IN PAST TWO DECADES

Description: Typical 24' x 40', 3-bedroom, single bath, single family residence on basement - Total Living Space 1,120 Square Feet 1968 Washington, D. C., area prices used as base

		Cost	Estimated Savings/House
1.	Roof System		
	Trusses	$ 271.00	
	vs.		
	Rafter & joist	393.00	
			$122.00
2.	Walls & Ceiling		
	Drywall - 1/2" Gypsum Board @ 14.5¢/SF	551.00	
	vs.		
	Plaster - 2 coats on Gypsum Lath @ 23.5¢/SF	893.00	
			$342.00
3.	Siding		
	Single layer siding-sheathing-reverse board & batten - 5/8" rough cut 23¢/SF with stain	243.00	
	vs.		
	Composite siding - 1/2" insulation board 1x10 bevel siding, 2 coats paint	427.00	
			$184.00
4.	Exterior Paint, Siding, Soffit, Trim & Windows		
	2 coats improved material	252.00	
	vs.		
	3 coats oil base	374.00	
			$122.00
5.	Concrete		
	Readymix (transit) concrete average $14.50/CY		
	vs.		
	Site batched - average $16.25/CY		
			$ 37.00
6.	Door Units		
	Pre-hung door unit 2'-6" x 6'-8" with all hardware		
	vs.		
	Site assembled units		
			$ 20.00

	Cost	Estimated Savings/House
7. Stair Assemblies		
Pre-fab - Oak Tread, Pine Wood Stair - 8'-8" rise (closed risers)	$ 104.00	
vs.		
Site built stair as above	199.00	
		$ 95.00
8. Ceramic Tile		
Adhesive applied	125.00	
vs.		
Set in wet cement plaster	150.00	
		$ 25.00
9. Chimney		
Pre-fab metal chimney unit 15' high - "B" vent	72.00	
vs.		
Masonry chimney 20' to foundation	170.00	
		$ 98.00
10. Vapor Barrier		
4 mil polyethylene	34.00	
vs.		
Hot mopped single layer 40# felt	58.00	
		$ 24.00
11. Application of Modular Dimensioning		
Conservative Estimate (material & labor)		$ 50.00
TOTAL COST REDUCTION		$1,119.00

The above does not take into account improved efficiencies in management, materials handling, scheduling, purchasing, engineered least cost design, value engineering, benefits of many more power tools and equipment and related productivity improvements. These are extremely difficult to quantify, but it is my opinion that in combination they have accounted for an additional $500 or more per dwelling of cost reduction. We consider the above numbers to be conservative, i.e., actual cost reductions are probably larger.

NASSAU COUNTY
SUBURBAN FAIR HOUSING CONFERENCE

SPONSORED BY/

- PRESIDENT'S COMMITTEE ON EQUAL OPPORTUNITY IN HOUSING
- NEW YORK STATE COMMISSION FOR HUMAN RIGHTS
- NASSAU COUNTY COMMISSION ON HUMAN RIGHTS

GARDEN CITY HOTEL / GARDEN CITY, NEW YORK /
APRIL 28, 1965 / 9:30 A.M. - 4:00 P.M.

THE PURPOSE

To inform residents of Nassau County about the need to provide equal opportunity to acquire adequate housing in suburban areas; the State and Federal Fair Housing Laws and Regulations; and the effects of open occupancy housing upon property values and community status.

NASSAU COUNTY
SUBURBAN FAIR HOUSING CONFERENCE

PROGRAM

9:00/A.M. REGISTRATION

9:30/ PLENARY SESSION ---- Chairman: CHARLES T. WILLIAMS
Chairman, Nassau County
Economic Opportunity Commission

INVOCATION --------- RABBI MELVIN KIEFFER, Chairman
Nassau-Suffolk Board of Rabbis

GREETINGS ---------- GOV. DAVID L. LAWRENCE, Chairman
President's Committee on Equal
Opportunity in Housing

HON. GEORGE H. FOWLER
Chairman, New York State
Commission for Human Rights

HON. EUGENE H. NICKERSON
County Executive, Nassau County

10:00/ KEYNOTE ADDRESS --- JOHN H. WHEELER, Pres., Mechanics & Farmers Bank, Durham, N. C., Member President's Committee on Equal Employment Opportunity, Vice Chairman, National Citizens Committee for the Community Relations Service and Chairman, Housing Sub-committee

"HOUSING AND CIVIL RIGHTS - AN OVERALL VIEW"

10:30/ PANEL DISCUSSION ----- "Realities and Myths of Fair Housing"

MODERATOR: RAWSON L. WOOD, Chairman, Nassau County Commission on Human Rights

JAMES EUROPE, Long Island Coordinating Committee for Civil Rights

EDWARD GRIMPEL, Realtor, Chairman, Long Island Real Estate Board Committee on Human Rights

FARRELL JONES, Executive Director, Nassau County Commission on Human Rights

WILBUR LEW, Realtor

DR. BUCK LURIA, Nassau County Neuropsychiatric Society

VERY REV. MSGR. MICHAEL J. McLAUGHLIN, Chairman Dioscesan Commission on Interracial Affairs

MRS. MAE NEWBERGER, Great Neck Committee for Human Rights

GEORGE ULICH, Assistant Vice President, Williamsburgh Savings Bank

12:15/ LUNCHEON:

CHAIRMAN--------COMMISSIONER FRANCIS X. GIACCONE
New York State Commission for Human Rights

INVOCATION ------ REV. HOWARD SHAFFER, JR., Pres.
Nassau Council of Churches

SPEAKER ------- MR. AUGUST STRUNG, Senior Vice Pres.
Bowery Savings Bank, New York, N. Y.

"MORTGAGE LENDING AND FAIR HOUSING"

2:00/ WORKSHOPS

The workshops are designed to afford an opportunity for those attending to discuss specific problems and solutions with which they are acquainted in the county against the background of information presented by the speakers, the panelists and the literature disseminated in kit form. Each workshop will be led by a trained leader, staffed by a resource person and will be small enough to give all present ample time to express themselves.

4:30/ RECEPTION WITH REFRESHMENTS

WORKSHOP LEADERS

MRS. FRED SAUER, President, Suffolk County Council, League of Women Voters
MRS. IRWIN BARNETT, Nassau County Council, League of Women Voters
MRS. JOSEPH L. STERN, Nassau County Council, League of Women Voters
MRS. HENRY LEVIEN, Nassau County Council, League of Women Voters
MRS. HERBERT COHEN, New York State Board, League of Women Voters
MRS. SEYMOUR SCHUTZER, President, Nassau County Council, League of Women Voters
MRS. CLAUD KISSIN, Nassau County Council, League of Women Voters
DR. RALPH IRELAND, Professor of Sociology, C.W. Post College
DR. MARTIN SYDEN, Chairman, Sociology & Psychology Departments, Nassau Community College
MR. JOHN J. CLANCY, Acting Chairman-Social Science, Molloy Catholic College for Women
MR. ALBERT VORSPAN, Director, Commission on Social Action, Union of American Hebrew Congregations
MRS. SANFORD MAX, Nassau County Council, League of Women Voters
DR. PETER M. WICKMAN, Professor of Sociology, Nassau Community College
DR. STANLEY GREENBERG, Professor of Sociology, Nassau Community College
DR. THEODORE K. NOSS, Chairman, Department of Social Studies, C.W. Post College
DR. EGON E. BERGEL, Professor of Sociology, C.W. Post College
MRS. ROBERT CIECIUCH, Nassau County Council, League of Women Voters
MR. JAMES MATHIAS, Assistant Director of Student Activities, Hofstra University
MR. STUART SEADER, Assistant Dean of Students, Hofstra University
DR. GERALD GLASS, Director, Reading and Study Center, Adelphi University
DR. ALFRED VOGEL, Director, Institute of Science & Mathematics, Adelphi University

RESOURCE CONSULTANTS

MR. ISHAM JONES, Intergroup Relations Officer, Federal Housing Administration
MR. JAMES L. O'DONNELL, Assistant Loan Guarantee Officer, New York Regional Office, Veterans Administration
DR. JOSEPH L. GRAU, Associate Professor of Sociology, C. W. Post College
MR. GEORGE PETTENGILL, Executive Director, Suffolk County Commission on Human Relations
MISS ELLEN TARRY, Intergroup Relations Officer, Urban Renewal Administration
MR. ROBERT R. SHAW, Associate Director, Regulatory Division, New York State Commission For Human Rights
MR. ST. CLAIR T. BOURNE, Intergroup Relations Coordinator, New York State Division of Housing and Community Renewal
MR. FRANK KLIPPER, Chief Attorney, New York Regional Office, Veterans Administration
MR. EDWARD GIBBS, Chief, Neighborhood Conservation Bureau, Housing and Redevelopment Board of the City of New York
MR. MURRAY MILLER, Attorney, Merrick, New York
MR. J. DENNISON RAY, Attorney, Baldwin, New York

MR. ALVIN DORFMAN, Attorney, Chairman, Long Island Coordinating Committee for Civil Rights
MR. SYDNEY A. FRENCH, President, Catholic Interracial Council of Long Island
MR. PAGET L. ALVES, JR., Associate Director, National Urban League
MR. RICHARD D. FORD, JR., Industrial Relations Representative, New York State Commission For Human Rights
MISS MARGUERTE LANE, Senior Educational Field Representative, New York State Commission For Human Rights
MISS BETTY G. ELDER, Junior Attorney, New York State Commission For Human Rights
MR. JAMES SMITH, Long Island Regional Director, New York State Commission For Human Rights
MR. CHARLES McINTYRE, Senior Housing Field Representative, New York State Commission For Human Rights
MR. GARRICK WILLIAMS, South-East Nassau Committee on Intergroup Relations
MR. HECTOR GAYLE, Housing Chairman, Great Neck-Port Washington-Roslyn NAACP
MRS. ARTHUR M. GOLDEN, Great Neck Committee For Human Rights
MR. JESSEE NEMTZOW, Chairman, Long Island Council For Integrated Housing
MR. HAROLD SACKS, Merrick-Bellmore Fair Housing Committee
MRS. EDWARD J. BIOW, Long Island Council For Integrated Housing
MRS. H. GORDON PELTON, Merrick-Bellmore Fair Housing Committee
MR. ROBERT PRAVER, Great Neck Committee For Human Rights
MRS. JAMES S. BERNSTEIN, Long Island Council For Integrated Housing
MR. JAMES EUROPE, Long Island Coordinating Committee for Civil Rights
MR. EDWARD PATTERSON, Catholic Interracial Council of Long Island
MRS. LYLE MARSHALL, Great Neck Committee For Human Rights

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LEONARD S. CLARK, Pres., Hempstead NAACP
SYDNEY A. FRENCH, Pres., Catholic Interracial Council
EDWARD GRIMPEL, Long Island Real Estate Board
MRS. ALICE M. HECHT, New York State Commission for Human Rights
ARTHUR S. HODGES, Nassau-Suffolk Savings & Loan Associations
W. B. JOLLEY, Federal Housing Administration
ARTHUR A. KAYE, First Vice President, Nassau County Bar Association
RABBI MELVIN KIEFFER, Chairman, Nassau-Suffolk Board of Rabbis
MRS. BARBARA KISSIN, Nassau County Council, League of Women Voters
ALLAN KORNFELD, Senior Deputy County Attorney, Nassau County
MILFORD L. MANDEL, Chairman, Town of Hempstead Housing Authority
ARTHUR J. MARSH, L. I. Coordinating Committee for Civil Rights
SOL MOLOFSKY, Vice Pres., Long Island Federation of Labor, AFL-CIO
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MRS. EILEEN PREISS, Commissioner, Nassau County Commission on Human Rights
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AMERICAN JEWISH CONGRESS - SOUTH SHORE WOMEN'S DIVISION
AMERICAN RED CROSS - NASSAU COUNTY CHAPTER
ADL COMMITTEE OF B'NAI B'RITH - NASSAU-SUFFOLK
ASSOCIATED HOUSING AUTHORITIES OF NASSAU COUNTY
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HEALTH & WELFARE COUNCIL OF NASSAU COUNTY
INSURED SAVINGS & LOAN ASSOC. OF NASSAU-SUFFOLK COUNTIES
LEAGUE OF WOMEN VOTERS, NASSAU COUNTY COUNCIL
LEGAL AID SOCIETY OF NASSAU COUNTY
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NASSAU COUNTY CLEARING HOUSE ASSOCIATION, INC.
NASSAU COUNTY WOMEN'S BAR ASSOCIATION
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NASSAU-SUFFOLK CLASSROOM TEACHERS ASSOCIATION
NAACP - STATE CONFERENCE - LONG ISLAND REGION
NATIONAL ASSOC. OF NEGRO BUSINESS & PROFESSIONAL WOMEN'S CLUBS
NATIONAL CONFERENCE OF CHRISTIANS & JEWS, NASSAU-SUFFOLK REGION
NATIONAL COUNCIL OF JEWISH WOMEN - NASSAU SUFFOLK COORDINATING COMMITTEE
NATIONAL EDUCATION ASSOCIATION
NATIONAL URBAN LEAGUE, EASTERN DIVISION
NEW YORK STATE ASSOCIATION OF REAL ESTATE BOARDS
WOMEN'S FORUM OF NASSAU COUNTY
YOUNG MEN'S CHRISTIAN ASSOC. - NASSAU-SUFFOLK COUNTIES, INC.

Enclosure "A"

HUD NEWS
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 69-0008
Phone (202) 755-6990

FOR RELEASE:
Thursday,
January 2, 1969

IMPACT OF HUD PROGRAMS TO BE STUDIED

Improving the effectiveness of major Federal programs is the aim of a research contract announced today by the U. S. Department of Housing and Urban Development.

T. F. Rogers, Director of HUD's Office of Urban Technology and Research, announced the award of a $100,000 contract to the American Society for Public Administration. The project will study several of HUD's programs in terms of their operation in a number of selected cities.

Mr. Rogers noted that "it is one of HUD's prime responsibilities to insure that states, cities and localities use its assistance programs to maximum advantage. The conclusions of this study are expected to aid both HUD and the cities in improving the results of such Federal programs as public housing, urban renewal, water and sewer facilities, and open space."

The National Academy of Public Administration, working with its parent organization, the American Society for Public Administration, will establish a national panel and individual city panels to conduct the study. These panels will develop a pattern describing the activities related to the administration of each program surveyed in a city, and analyze the principal local critical decisions and actions. The panel members will include members of the Academy and residents of each city to be surveyed who are knowledgeable in public administration matters.

-more-

Among the questions to be studied will be the local reaction to the initiation of a program; the nature of Federal, State and local initiative; how the problem to be solved was perceived by various groups within the community; whether skilled personnel were available to carry out the program, and what the performance rate and effectiveness has been in the light of local circumstances.

When the individual city studies are completed, the results will be assessed on a national scale and general conclusions drawn.

Further information can be obtained from George Graham, Director, National Academy of Public Administration, 1225 Connecticut Ave., N. W., Washington, D. C. 20036.

# # #

V

Enclosure "B"

ATLANTA PANEL*

Convenor

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Allen Temple
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* One or two additional members may be appointed.

Enclosure "C"

PILOT RESEARCH DESIGN FOR HUD PROJECT

Introduction

The National Academy of Public Administration is undertaking, for the Department of Housing and Urban Development, a study intended to uncover concrete factors and relationships which facilitate or hinder urban program performance. The objective is to identify the critical elements in decision making and action systems by which HUD programs for local governments are put into effect, and to suggest ways of maximizing the favorable and minimizing the unfavorable elements. This study is a reflection of the concern of HUD and others with the difficulties of implementing national programs which have their impact at the local level. The links between program origin and program performance have appeared long and tortuous.

This study design represents one approach for the analysis of program performance from the perspective of the local level. The Academy will study four HUD programs — non-profit sponsored new housing under 221(d)(3), turnkey housing, basic water and sewer facilities grants, and inner-city open space — in six or seven cities.

The Approach

Although substantive questions and information will vary from city to city, there are certain conceptual items which must be considered in analyzing the programs in each of the cities studied. The assumption

is that there are multiple forces and factors which impinge on critical decision-making in regard to particular programs in particular cities. What we are viewing is the allocation and mobilization of city and other resources which are directed toward definite urban programs. The reason why resources are more successfully mobilized in one city as opposed to another, or in one program as opposed to another, leads us to investigate these factors.

In brief, the first assumption is that the basic item to be viewed is program performance, and the second assumption is that in analyzing program performance, one must look at the relationships of certain factors to program performance.

The multiple factors which impinge on the mobilization of resources for program performance may be best viewed by means of an action (or inaction) system for each program for each city. The action system can be viewed as a process which responds to and, in turn, influences other factors.

The Action System

In brief, the action process includes several critical points: (1) the definition of the issue; (2) the identification and gathering of resources and the involvement of the community; (3) development of a plan of action and program administration; (4) assignment of management and operation of programs; (5) coordination with other levels of government; and (6) evaluation of the program and feedback.

This brief statement of the action system can gain added meaning by now asking questions which relate to each step in the action system. These questions will reflect two types of phenomena. The first type concerns factors which are reflective of the intergovernmental nature of these HUD grant-in-aid programs.

The second type of questions which are incorporated concern characteristics of the city which may impinge on the action system for urban program performance. These questions concern the following types of city characteristics: (1) jurisdictional adequacy; (2) legal authority; (3) financial resources; (4) trained manpower; (5) public concern; (6) leadership; (7) bureaucratic rivalries; (8) governmental form (including pluralism and fragmentation); (9) concurrent problems and programs; (10) demographic characteristics; and (11) indices of problem areas.

Questions Concerning the Steps in the Action System

1. Identifying and defining the issue and problem:

(a) What critical events led to recognition of the problem?
(b) Who participated?
(c) How much participation in this step was there on the local/state/federal level?
(d) What was the nature of the federal, state, and/or local initiative?
(e) What was the nature of the official interest in and support for the program in the embryonic phase?

(f) How much involvement was there from the private sector?
(g) What bearing did the favorable, apathetic, or unfavorable attitudes of identifiable segments of the public have upon initiating action?

(h) Did the presence or absence of personal leadership affect the initiation of action?

(i) What type of technical information and general information was available about the problem and programs?

(j) From whom was it available?
(k) How available?
(l) Was it clear or obscure?

(m) How was the problem and the program perceived by the various parties?
(n) Was there any divergence here?
(o) Did these perceptions change during the various stages of the programs?
(p) Was there any divergence?

2. The Identification and Gathering of Resources and the Involvement of the Community:

(a) Were interested and qualified personnel available to initiate, plan, and carry on the action?
(b) Political or professional and technical personnel — were they available?
(c) In reference to certain programs, were civic, industrial and commercial groups available?
(d) And other parts of the community?

(e) How were participants persuaded as to the rightness of the goals of particular programs?
(f) Were other segments of the community opposed to the program?
(g) How did this affect the mobilization of resources and the eventual program performance?

(h) How was a determination made in regard to the technical requirements for preparing proposals?

(i) How were attention and interest built up to make the problem an action issue?
(j) Who made this an issue — private citizens, interested organizations, political parties, public officials, local/state/federal officials?
(k) At what stage, and how, did the Mayor and other executives and council become involved?

3. Development of a Plan of Action and Program Administration:

(a) How much federal (including regional administration of HUD), state, or local contribution was there in the development of ideas concerning a plan of action?
(b) Who contributed how much to the decision?
(c) Was it a single individual or a small group within the community?

(d) How much general public discussion and participation was there?

(e) How much were interest groups, private sectors, and political parties responsible for the decision?

(f) What alternatives were considered?
(g) How was the choice among alternative policies made?
(h) Was there, in fact, any real alternatives given characteristics of the city and other factors?

(i) Was the decision viewed the same by all parties to the decision, or was it viewed as the same program with different goals and allocating various rates of benefits to different groups?
(j) How clear was the decision made not only within the city but to other levels of government?

(k) How difficult was it to gather data concerning the program?
(l) Where does this data come from?
(m) How much did the data influence the development of the program and the program administration?
(n) How was it handled?
(o) What were the factors in deciding the significant elements of discretion such as choice of site, timing, schedule, and magnitude of the program?
(p) How were these decisions made and over what type of time span were they made?

(q) Did the city government have the technically qualified personnel to proceed?
(r) Was this a limiting factor?
(s) If so, how was it overcome, or was it?

(t) Did the city government have the financial resources to support the program?
(u) Did the city have the jurisdictional adequacy and the legal authority to perform the program?

(v) How long did it take to formulate the program?

4. <u>Assignment of Management and Operation of Program</u>:

(a) What factors were responsible for the decision as to where to place responsibility for administration and operation of the program?
(b) How was this decision made?

(c) Did the city government have the technically qualified personnel to proceed?

(d) How long did it take from program approval to first action in project construction?
(e) How long did it take to full scale effort?
(f) What accounts for length of time such as fast or slow start?

(g) Were there especially difficult organizational or technical problems?

(h) Did the program keep on schedule?
(i) What accounts for deviation?

(j) Was the effort large or small as related to the size and seriousness of the problem?

(k) Was there continuing official and public interest in the program?
(l) Was the change of personnel and elected officials relevant to the program?
(m) How available were qualified personnel throughout the program?

5. Coordination With Other Levels of Government:

(a) What were identifiable difficulties in securing state and/or federal approval (in the regional office or at headquarters)?
(b) What type of action was initiated to secure approval?
(c) Was it chiefly through administrative channels or was it at professional levels or political executive levels?
(d) Did party officials get involved, such as members of the Senate or House?

(e) How long did it take to secure approval?
(f) What consideration was given to other related programs in the process of program building and approval?
(g) Was revision of the program required by state or federal officials?
(h) Was the need for coordination perceived?
(i) By whom?
(j) What steps to coordinate were taken?

(k) Were the stipulated procedures clear, simple, direct and functional, or were they neutral or dysfunctional?
(l) Did the procedures change during the life of the program?
(m) What was the nature and effect of the change?

(n) Were direct personal interdepartmental and intergovernmental lines of communication open?
(o) Were they used and how effectively?

(p) When decisions or clearances consumed much time, to what extent was the time cost attributable to high volume of paperwork, shortage, of qualified personnel, internal opposition, and/or outside pressures, indecisiveness or unknown causes?

(q) When programs were formulated and approved, was there delay in funding?
(r) What were the limiting factors in funding?
(s) What sources were considered?

6. Evaluating the Program and Feedback:

(a) Were activities routinized?
(b) Were performance standards devised by which the level of routine activities could be measured?
(c) Was a formal reporting procedure developed?

(d) Was there adequate feedback from operating experience to program review and revision?

(e) What had been the achievements of the program measured by the basic problem as now perceived?
(f) Have there been any beneficial or detrimental byproducts of the program?

(g) What are the principal judgments about the program by local officials, state officials, federal officials, and others?
(h) What is the private judgment?
(i) Has opposition to the program continued, increased, or decreased?

(j) Looking back on the effort, would city officials undertake it again in the same way or differently?

Enclosure "D"

March 24, 1969

TENTATIVE INTERVIEW SCHEDULE

Atlanta, Georgia

A. Federal — HUD Regional Office
Peachtree — Seventh Building

1. Regional Administrator.

2. Assistant Regional Administrators for:

a. Federal Housing Administration (221(d)(3));

b. Housing Assistance (Turnkey);

c. Metropolitan Development (Open Space and Water & Sewer).

3. Other key staff at Regional Headquarters.

4. FHA Insuring Office, 230 Peachtree Street, Atlanta.

a. Director

b. Key staff

B. State

1. Office of the Governor

2. State Planning Agency

3. State Department of Health (Water & Sewer)

4. Department of Natural Resources
Bureau of Outdoor Recreation (Open Space)

C. Local - City of Atlanta

1. Office of the Mayor

a. Mayor

b. Assistant to the Mayor

c. Director of Governmental Liaison

Tentative Interview Schedule
Atlanta, Georgia

2. Members of City Council

3. Department of Public Works (Water & Sewer)
   Director

4. Department of Parks and Recreation (Open Space)
   Director

5. Redevelopment or Renewal Agency
   Director

6. City Planning Agency
   Director

7. Citizen's Advisory Committee for Urban Renewal (221(d)(3))

8. Atlanta Housing Authority (Turnkey)
   Director

9. Atlanta Housing Development Corporation

DeKalb County
Clarke Harrison
County Commissioner

Fulton County

D. Local — Fulton County, Regional

1. County Officials

221d3 236
Turnkey- 233

2. Metropolitan Atlanta Council of Local Governments
   900 Glenn Building, Atlanta

3. Atlanta Region Metropolitan Planning Commission
   900 Glenn Building, Atlanta

E. Local — Citizens Groups/Associations

1. Georgia Municipal League, 506 Fulton Federal Building, Atlanta

No- 2. Association of County Commissioners of Georgia, 205 Forsythe Building

3. Model Neighborhood, Inc.)
4. Interfaith, Inc. John Sewell) (3,4,5 are possible Housing Sponsors)
5. Wheat Street Baptist)

6. Atlanta Chamber of Commerce, 1301 Commerce Building, Atlanta

7. Other Business/Industrial Groups

8. Housing Tenant Groups

9. Community Action Groups

Enclosure "E"

March 27, 1969

PROGRAM SUMMARIES AND STATUS

This is designed to serve as a working document for the study of HUD programs.

Attached are five appendices:

Appendix A - Turnkey Housing — Program Steps and Processing Procedures

Appendix B - Basic Water and Sewer Grants — Program Steps and Processing Procedures

Appendix C - Open Space - Extracts from HUD Procedure Handbook

Appendix D - Non-Profit Sponsored New Housing under 221(d)(3)

Appendix E - Status of Selected HUD Programs

The first four appendices provide a brief explanation of the programs and a breakdown of the processing steps and procedures under each program. Appendix E gives an indication of the nature and status of those programs currently underway in the city(ies).

Appendix A

March 18, 1969

TURNKEY HOUSING
PROGRAM STEPS AND PROCESSING PROCEDURES

The Turnkey program was started by HUD on an experimental basis in January of 1966. Its basic purpose is to permit better utilization of the means and knowledge of private enterprise in producing public housing.

Under the Turnkey method, a developer or builder who owns a site or an option, or can obtain one, may submit, in response to an invitation from a Local Housing Authority (LHA), a proposal to build housing ... for low income families. If the developer's proposal is acceptable to the LHA and HUD, the LHA will enter into a Contract of Sale under which the LHA agrees to purchase the completed development. This contract will be backed up by the financial assistance commitment of the United States of America, acting through HUD, to the LHA, and it will enable the developer to secure commercial construction financing in his usual way.

At the National level, responsibility for this program is under the Assistant Secretary for Renewal and Housing Assistance of HUD. Program responsibility is further delegated to the Deputy Assistant Secretary for Housing Assistance, the Head of the Housing Assistance Administration. The Turnkey Program is administered by the Director of the Production Division. There are three program managers within this Division who serve as liaison officers between the HUD Regions and Headquarters for this and other public housing programs administered by HUD.

At the Local level, there are generally only two participants: The Local Housing Authority and the private developer. The LHA's vary in powers and structure as they are established under the authority of State enobling legislation.

The Turnkey method encompasses only the construction phase of a low rent housing project. It has no direct bearing on the initial application made by a community for low rent housing or the management and operation of a low rent housing project.

The processing steps outlined below for a turnkey project follow the approval by HUD of a LHA's application for a low rent housing program:

1. The LHA makes the initial decision to construct proposed low rent housing by the Turnkey method.

2. If not already versed in the application of the Turnkey method, the LHA consults with regional officials, obtains sufficient information on requirements and procedures, and decides to proceed by that method.

3. The LHA may request a preliminary loan from HUD to cover turnkey expenses; if approved by HUD, a loan contract is negotiated between HUD and the LHA.

4. The LHA invites proposals from private developers for participation in a Turnkey project. This must be done by public advertisement stating type of project desired, number of units, and other details of the proposed project. The notice also must specify the federal requirements that must be complied with.

5. The private developer(s) submits 3 copies of a proposal in response to the LHA's solicitation.

6. The LHA sends two copies of all the proposals received to the Regional Housing Assistance Office (HAO).

7. The LHA and HAO evaluate the proposals and come to a mutual agreement of the developer to be chosen. This involves, among other things, site evaluations made by the HAO Realty Officer.

8. The LHA notifies the developer of his tentative selection by letter.

9. The LHA contracts for two independent appraisals of the site.

10. A Feasibility Conference is held in the HAO with the following participants: the LHA representatives, the developer, his architect and other associates, and HAO staff.
    This conference has three primary purposes:

    (1) to negotiate the purchase price of the land;

(2) to discuss project design and HUD requirements;

(3) to set dates for:
   (a) submission and review in the HAO of the preliminary drawings and other dates required for the Letter of Intent;
   (b) a Negotiation Conference;
   (c) execution of the Letter of Intent;
   (d) submission and review by LHA and HAO of working drawings and specifications; and
   (e) execution of Contract of Sale.

11. After the Feasibility Conference has been held and an understanding reached, the developer proceeds with the preparation of the material required for the Negotiation Conference.

12. The developer submits his preliminary plans which are reviewed by the LHA and HAO. The plans are discussed with the developer and his architect and any necessary changes are made.

13. The preliminary plans are submitted to two individual cost estimators employed for this purpose by the LHA.

14. The approved cost estimates are evaluated and considered by the LHA and the HAO.

15. The Negotiation Conference is held in the HAO with the developer and his associates, and LHA and HAO staffs participating. The purpose of the conference is to negotiate a price for the improvements (the price of the land is already settled, step 10).

16. Following agreement at the Negotiation Conference, the LHA prepares a Development Program on Form HUD-5080 and submits an original and four copies to the HAO. The Development Program is a statement of the developer's proposal and price as agreed upon and approved at the Negotiation Conference.

17. The HAO approves the LHA Development Program and sends an annual Contribution Contract List to the Central Office for its approval.

18. The Central Office approves the HAO submission authorizing HUD execution of an Annual Contributions Contract with the LHA and approval of the Letter of Intent between the LHA and the Developer.

19. Following the HAO approval and LHA issuance of the Letter of Intent, the developer prepares and submits working drawings and specifications to the LHA.

20. The LHA reviews and approves the working drawings and submits them to the HAO.

21. The HAO reviews the working drawings, discusses them with them, the LHA, and developer, and, if necessary, schedules a meeting at which the LHA, the developer and his associates will be present.

22. After approval of the working drawings and specifications, the LHA shall obtain two updated cost estimates, review and evaluate them in the same manner as the first estimates, and submit two copies with the results of its evaluation to the HAO for review and approval.

23. On the basis of their review and evaluation of the approved, updated cost estimates, the LHA and HAO agree on a price to be offered to the developer for inclusion in the Contract of Sale, and negotiate that price with the developer.

24. Upon agreement as to the price to be included in the Contract of Sale, the LHA and HAO shall confer and prepare the Contract of Sale, which is then executed by the developer, the LHA, and HUD.

25. The LHA selects an architect who is to perform inspection services for the LHA in connection with the project and executes a contract with him.

26. The LHA notifies the general public by newspaper advertisement of the award of the Contract of Sale to the named developer, including the price he is to receive and a description of the project.

27. The Construction of the Turnkey project begins with sale to the LHA upon completion.

If required, plans for the relocation of those residents occupying the site are prepared, and relocation assistance payments are made.

During construction of the project, the HAO observes and reviews the activities of the LHA and its architect to ensure compliance in administration and in inspection under the pertinent contracts. The HAO also reviews construction operations and visits the site periodically to insure compliant performance.

LHA's are encouraged by HUD to use Urban Renewal project land for a Turnkey site. In this case, the Local Public Agency may sell such land to a private developer.

Appendix B

March 18, 1969

BASIC WATER AND SEWER GRANTS
PROGRAM STEPS AND PROCESSING PROCEDURES

"The purpose of the Water and Sewer Facilities Grant program is to assist local public bodies and agencies in constructing adequate basic water and sewer facilities needed to promote the efficient and orderly growth and development of our communities."

"To be eligible for grant assistance under this program, the applicant must be a local public body or agency established by the action of one or more States or entities thereof, with legal authority to plan, finance, construct, maintain and operate the proposed project."

"Grant assistance is available to help finance specific projects for basic water and sewer facilities. Water facilities include works to store, supply, treat, purify, or distribute water of sufficient quality and quantity for domestic, commercial and industrial use. Sewer facilities include sanitary sewer systems for the collection, transmission, and discharge of liquid wastes; and storm sewer systems for the collection, transmission, and discharge of storm water caused by rainfall or ground water runoff."

"The amount of the grant-in-aid may not exceed 50 percent of the cost of constructing the basic parts of the water or sewer facility project and of acquiring the land on which it is located, including site improvements necessary to make the land usable as a site for the project."

"No grant may be made to assist in constructing a sewer project unless the Secretary of Health, Education, and Welfare certifies that the waste carried by the facility is adequately treated before being discharged

into any public waterway. The request for certification, together with relevant project data, shall be sent to the DHEW Regional office by the Regional Director upon receipt of an application for assistance in constructing a sewer project."

Program Steps:

1. A Local Public Agency (LPA) makes initial inquiry to HUD Regional Office. HUD office mails LPA printed material and four copies of SF-101, Preliminary Inquiry Concerning Federal Assistance for Water Projects, Sewer Projects and Waste Treatment Plants.

2. LPA completes and submits SF-101 to HUD Regional Office.

3. HUD acknowledges receipt of SF-101 by letter to LPA.

4. HUD reviews SF-101 for completeness, requests further information if necessary, and determines if project is applicable to the HUD grant program. (This may involve referring SF-101 to EDA, FHA, or DHEW for comment and consideration. HUD also receives SF-101 forms from these other agencies for action.)

5. After referral and determination, HUD notifies LPA of decision to process the inquiry under the HUD program.

6. Following a determination by the Regional Director and his staff that the preliminary inquiry will lead to an acceptable application, the Regional Director invites the prospective applicant to attend a pre-application conference. The conference discussion concluded with an understanding as to whether an application may be submitted for consideration. In favorable cases, the applicant is furnished with the application forms and asked to submit.

7. Following the meeting, a letter to the applicant is sent by the Regional Director confirming the understandings reached during the conference, with particular reference to any actions agreed upon.

8. The LPA submits a formal application for a Basic Water and Sewer Grant. After receipt of the application, the HUD Regional Office sends the applicant a letter acknowledging the application.

9. HUD begins its review of the application and sends a request for certification to the HEW Regional Office. This request is accompanied by certain materials, including copies of letters of comment, clearance or approval from local, state, and inter-state agencies having authority over design and construction of the project. At this same time, HUD may send notices of the application to other Federal Agencies as appropriate.

10. Preliminary review of the application is made by the staff of the Regional Office, usually in the following order — Planning Requirements, Engineering, Finance, Legal and Program Officer.

11. Upon satisfactory completion of the preliminary review, a project summary is prepared for signature by the Regional Administrator and sent to the Community Facilities Division, HUD, Washington, D. C., to request a fund reservation for the project.

12. After a fund reservation is made, the Community Facilities Division arranges for a press release and release date, notification of interested members of Congress, and notifies the regional office of the reservation by teletype.

13. Following receipt of the teletype advising of the fund reservation and at the release time specified, the Regional Director advises the applicant of such reservation of funds.

14. Upon approval of the project and grant, the project file is forwarded to the Legal Division of the Regional Office for preparation of the Grant Agreement.

15. The Grant Agreement is forwarded to the applicant for signature and return to the Regional Office.

Following the execution of the Grant Agreement, the LPA lets the contract for the project through competitive bidding. The LPA must meet certain other requirements including submission of material to the HUD Regional Office during the pre-construction and construction phases of the project. (Procedures during these phases are contained in section 20-1-1 of the Handbook — this section has not been furnished to the Academy staff.)

Appendix C

SUMMARY

The Open Space Land Program assists local governments and States in purchasing and developing land in urban areas for park, recreation, scenic, historic, and conservation purposes. The objectives of the program are to prevent the spread of urban blight, deterioration, and sprawl; to encourage more economic and desirable urban development; and to meet the open space needs of people in the city.

Open Space grants can cover up to 50 percent of the cost of acquiring land. Grants may be made only to public bodies; private organizations are not eligible. The matching funds furnished by the local government may come from any non-Federal source, including private philanthropy. However, donations of land cannot count toward the local share. A project must be based on an open space plan for the community and must be in conformance with areawide comprehensive planning for the entire metropolitan area. The land must be located in an urban area. However, there is no minimum population limitation.

The Department places high priority on land acquisition when it involves undeveloped land, but limited grant-in-aid assistance toward the development of parks and other open space areas is also available. In general, all development activities in central cities and low-income neighborhoods can be assisted with a full 50 percent grant.

The Department places high priority on the development of land for open space use when it involves developed land, and there is no reduction on the 50 percent grant level of assistance for such purposes.

Land for open space may be either vacant and undeveloped or, where no vacant land is available, assistance may be obtained for purchasing already developed land, for demolishing the existing structures on it, and for developing it for park or recreational uses. Demolition expenses are an eligible project cost when developed land is acquired.

In order for a community to obtain an Open Space grant, it must file an application with HUD. The application should be based on local open space plans and priorities and official action by the responsible local government body to authorize the project. Applications cannot retroactively cover land already acquired. Applications may include a number of sites or projects. The Department encourages communities to include the acquisition and development program for a whole year in a single application. Such action reduces everybody's paperwork.

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As soon as an application is filed, the Department will acknowledge it and issue a "letter of consent" under which it is possible for a community to go ahead and acquire the open space land at its own risk, even without approval of a grant application. The "letter of consent" does not imply approval, but merely provides that HUD may reimburse the applicant for expenses incurred after the letter of consent is authorized, if the project is approved. Applicants who find it necessary or desirable to go ahead on their own, do so entirely at their own risk.

After an application has been filed with one of the Department's Regional Offices, HUD will review the application and make a decision on whether it can be funded, in terms of priorities and competing applications. A funding analysis process is used to evaluate systematically all applications received. Projects approved for funding then undergo detailed reviews for compliance with all technical program requirements. If a project cannot be approved for funding, HUD will notify the community as soon as possible.

When a grant is approved, the Department's Regional Office promptly advises the community, after which a formal Federal contract is issued. The contract spells out the requirements with which the grantee must comply in order subsequently to receive the authorized grant. Usually the grantee must spend the money within 12 months; exceptions are made for cases involving court actions.

The Federal grant will be paid as a reimbursement after the land is actually purchased or the proposed development completed. Therefore, applicants must be prepared to finance acquisition or development entirely on their own prior to receiving reimbursement for the Federal share. The amount of the Open Space grant will be based on two professional land appraisals. The cost of appraisals will be eligible items in grant computation.

Land acquisition and development must meet Federal standards covering wage rates, non-discrimination, price negotiations, and so forth. Most of these requirements are similar to those of other Federally assisted programs.

HUD has special relocation requirements to assure that anyone displaced by an Open Space project has available good alternative housing. Certain relocation grant payments are made to the displacees. These payments are eligible for 100 percent reimbursement by the Federal Government in addition to the approved grant.

Local communities may buy the entire title to land (fee simple) or they may acquire some limited interest in an open space project site. Easements and life estates are eligible. The Department encourages multiple land uses, including school-park complexes,

HUD-Wash., D. C.

air-rights developments, parks in flood plain protection zones, parks in high noise areas near airports, and so forth.

Assistance is not available for the purchase of already developed open space areas, such as golf courses.

Development provided for in an open space project normally is limited to minor construction, landscaping, playground equipment, utilities, grading, and similar activities. Major buildings, swimming pools, golf courses, amphitheaters and other "major construction" are not eligible. Development assistance is available only for lands acquired under the program. Other assistance is available for lands already in public ownership through the HUD Urban Beautification and Improvement Program.

Land acquired with HUD assistance must remain as open space in perpetuity. Strong protections are given by the law on open space projects to discourage intrusions by incompatible land uses. When it is in the public interest to convert all or part of an open space project to another use, approval by the Secretary of HUD must be obtained, and the community must substitute land of equal value and quality serving generally the same people.

Departmental funding priorities stress "putting open space money where the people are." It also stresses meeting urgent needs, especially those of low-income neighborhoods and communities. The Department also encourages projects that will have a demonstrable impact on new urban growth. Large scale projects far from urban centers have, in general, little likelihood of being funded.

The Open Space Land Program has already helped hundreds of communities work toward meeting park, recreation and conservation needs. The program can have special value in helping cities meet the needs of people in inner city and low-income neighborhoods, often related to special summer programs to ease tensions. Many communities have used open space development activities as a source of local employment and training for neighborhood youth and the hard-core unemployed. The Department encourages such programs.

The Department also encourages communities to invlove local ngighborhood residents in all phases of the planning process -- locating the site, designing the facilities, construction, operation and maintenance. Citizen participation can assure that projects will meet neighborhood needs and be a source of pride to the community.

Outright full fee acquisition of open space land is not always feasible, nor is it always necessary for the Public Body to obtain ownership of land to maintain its open space character. In

HUD-Wash., D. C.

developing urban areas, communities can carry out the open space element of the comprehensive plan by preserving open space, where needed, through the use of numerous administrative and legal tools. Good zoning practices, subdivision regulations that encourage clustering, and require builders of new neighborhoods to dedicate land for park and recreation purposes -- all can do much to assure the availability of open space.

The Department gives special attention to projects designed to meet emergency needs and to serve coordinated programs for improving the urban environment and thereby the lives of people. An example would be small park developments in Model Cities or other small parks in built-up inner city neighborhoods.

Communities should make use of open space standards, either by adopting suggested national standards or by developing their own. The standards should help define priorities and set goals to assure an equality of diverse open space opportunity for all citizens.

Open Space planning and programs should provide for sites, facilities and activities from the block and neighborhood scale, to city-wide areas, and to regional facilities serving several counties or the entire metropolitan area.

Effective open space programs also require intergovernmental coordination between park and recreation agencies, school systems, public utility commissions, cultural agencies, water companies, and other public agencies that own or manage land and facilities having open space and recreational values.

Detailed program requirements are explained in the following pages. Special cases or situations not covered in this guide should be brought to the attention of the appropriate Regional Office.

HUD-Wash., D. C.

CHECKLIST FOR APPLICATION FOR GRANT TO ACQUIRE LAND FOR OPEN-SPACE PURPOSES

Code No.	Item To Be Submitted	Refer To
	General Information	
OS 101	Form H-6600, Application for Grant To Acquire Open-Space Land. Include 3 copies of Form H-6600 in Binder No. 1 and 1 copy each in Binders No. 2 and 3.	OSLP Guide Exhibit A
	Modify Block F, "Computation of Grant Amount," as shown in Attachment B.	Attachment B
OS 102	Map of urban area showing location of land to be acquired or, if proposed acquisition relates only to land of local significance, map of locality showing sites to be acquired. A standard city or county street or road map may be used. Include 3 copies of the map in Binder No. 1 and 1 copy each in Binders No. 2 and 3.	OSLP Guide Chapter 3
OS 103	Statement describing specific open-space uses proposed for the land covered by the application. (A phrase such as "park and recreational" is not acceptable.) Show proposed use for each individual site in the application, indicating whether it is a local or regional use. If any existing structure will be retained on land acquired, describe use to be made of the structure.	OSLP Guide Chapter 1
OS 104	Statement explaining nature, source, and amount of non-Federal funds available for the acquisition of land for open-space use, including the date that such funds will be available. Explain any special types of mortgage, installment-payment purchase, or other financial arrangement involving land included in the program. If State assistance will be obtained, indicate the date application for State assistance was submitted and the present status of the application. If funds will be derived from bonds, indicate the length of time required to redeem the bonds. If private or foundation funds are involved, indicate the source, amount, and date funds will be available.	OSLP Guide Chapter 1 Letter No. OS-5 Page 9

Code No.	Item To Be Submitted	Refer To
	Planning Data	
OS 111	Statement indicating that comprehensive planning for urban area is underway, describing scope of planning, identifying agency or instrumentality carrying on the planning, and indicating nature and extent of local participation and representation in the planning.	Letter No. OS-5 Pages 4, 5
OS 112	Statement describing open-space acquisition and development program for urban area, including (a) standards and criteria, (b) listing of proposed activities for next 5 to 10 years, (c) cost estimate, priority schedule, and financing proposals, (d) coordination procedures, and (e) identification of agency or agencies responsible for preparing program. A copy of the open-space acquisition and development program should be submitted as an exhibit. If an intergovernmental agreement is being or will be used as the coordinating mechanism for the open-space acquisition and development program, include a copy of the executed or proposed agreement. If an agreement previously submitted to HHFA is still current, reference may be made to the previous submission which includes the agreement.	Letter No. OS-5 Pages 5, 6
OS 113	Statement indicating when application was reviewed by other agencies, identifying the agencies, and summarizing their comments.	Letter No. OS-5 Page 7
OS 114	Statement describing present and proposed activities of local governing bodies to preserve open-space land in urban area and citing appropriate portions of any tax provisions or zoning, subdivision, and other regulations.	Letter No. OS-5 Page 6 OSLP Guide Chapter 1
	Land Acquisition Data	
OS 121	Plat of each site to be acquired or detailed map of each taking area covered by the application. Plat should clearly identify all structures and improvements on the land being acquired, and indicate any to be retained in accordance with proposed site plan.	

Code No.	Item To Be Submitted	Refer To
OS 121 (con.)	If partial takings are involved, show which areas of total parcel will remain in former owner's possession. If taking areas are involved and legal descriptions are lacking, describe taking area in terms of natural physical boundaries such as roads, rivers, or similar features.	
	If developed land is to be acquired, (a) detailed plat or photograph of each site to be acquired, in sufficient detail to provide a basis for determining that the land is "developed" (i.e., more than 10 percent of the area includes buildings or other structures) and that it is located in a built-up portion of the urban area; and (b) if any standard structure will be acquired and demolished, statement justifying its acquisition and demolition.	Letter No. OS-5 Pages 3, 15
OS 122	Statement indicating the amount, basis, and source of cost of real estate services.	Letter No. OS-5 Pages 8, 12
OS 123	Statement indicating the amount, basis, and source of estimate of acquisition cost of each parcel or group of parcels covered by the application.	Letter No. OS-5 Page 12
OS 124	Land Acquisition Policy Statement	Letter No. OS-5 Pages 13-15
OS 125	Copies of any options or proposed purchase agreements with respect to land proposed to be acquired.	-
OS 126	If developed land is to be acquired, statement indicating amount, basis, and source of estimated cost of demolition and removal of structures on the land. If applicable, include (a) description of proposals for relocating structures off site, and costs involved; and (b) copies of bids requested or estimates received from demolition contractors.	Letter No. OS-5 Page 16
OS 127	If historic site will be acquired, statement describing basis for determining that site is of historical significance and proposals for preserving site.	Letter No. OS-5 Page 13

Code No.	Item To Be Submitted	Refer To
	Relocation Data (Submit if application covers acquisition of property from which site occupants will be displaced)	
OS 131	Estimate of number of individuals, families, and business concerns to be displaced from property to be acquired. For individuals and families, include breakdown by race.	Letter No. OS-5 Page 10
OS 132	Statement indicating that adequate relocation housing is or will be available, including basis for determining adequacy of relocation housing.	Letter No. OS-5 Page 10
OS 133	Statement outlining relocation services to be provided, identifying the agency or organization to be responsible, and describing the qualifications of the personnel and/or agency to perform the services. If applicable, include copies of contracts or other agreements with local renewal agency, city relocation staff, or other agency.	Letter No. OS-5 Pages 11, 12
OS 134	Estimate of total amount of relocation payments to be made, in tabular form as shown in Attachment B.	Attachment B Letter No. OS-5 Pages 10, 11
OS 135	Statement indicating the amount, basis, and source of estimated cost of relocation services, excluding relocation payments, which will be included in computing the amount of the grant. If a per capita figure is used, indicate how per capita estimate was derived.	Letter No. OS-5 Pages 11, 12

Code No.	Item To Be Submitted	Refer To
	Development Data (Submit if application covers development of land)	
OS 141, et seq.	[See Letter No. OS-6]	Letter No. OS-5 Page 17
	Legal Data	
OS 151	Resolution of applicant authorizing filing of application.	Attachment C
OS 152	Opinion of counsel and authenticated copies of all laws and charters referred to in the opinion not available in printed compilation.	Attachment D
OS 153	If developed land is to be acquired and the applicant is not the governing body of the locality, resolution of local governing body that undeveloped or predominantly undeveloped land is not available in the locality for the open-space uses proposed for the land to be acquired.	Attachment C

NON-PROFIT SPONSORED NEW HOUSING UNDER 221(d)(3)

This program was authorized by section 221(d)(3) of the Housing Act of 1961. It was intended to produce housing for those who are too poor to rent or buy standard housing but not poor enough to be admitted to public housing.

The non-profit sponsor of a 221(d)(3) project obtains FHA approval of the project, including a land appraisal and approval of the building plans. The FHA agrees to insure the construction advance at 100 percent of value for non-profit associations.

The sponsor obtains a commitment from the Governmental National Mortgage Association (GNMA) to provide permanent mortgage financing for the completed project. The sponsor pays a one percent fee to GNMA for this commitment.

The sponsor borrows money from a private financial institution to pay for the construction of the project. The construction loan is short-term and bears interest at the market rate.

When construction is completed, GNMA pays off the construction loan of the private lender and issues a mortgage to the sponsor with a term up to forty years and an interest rate of 3 percent. The sponsor makes mortgage payments directly to GNMA.

"This interest subsidy cuts the costs of mortgage debt service by approximately 40 percent, and permits rent reduction of about 25 percent."

Program Requirements:

Upper income limits for eligibility are set by HUD and depend upon family size and geographic area. Usually the upper limit is set at the median income level of families in the area.

221(d)(3) projects must be located in communities which have workable programs.

Results:

"By July, 1967, FHA had given commitments to proceed with a total of 73,000 units in 569 projects." 33,300 or 46 percent of the units were under the sponsorship of limited-dividend corporations.

Problems:

A. Lack of technical experience and know-how on part of non-profit sponsors.

B. Complexities and bottlenecks in processing applications by FHA. Processing time to start of construction estimated at 376 working days.

C. Upper income eligibility limits claimed to be too restrictive.

Administration:

Most of the program administration is handled by the local FHA Insuring Office. The Regional Offices of HUD play a minimal role in this program. At the HUD National level, program responsibility is with the Assistant Secretary for Mortgage Credit, Federal Housing Commissioner. Responsibility is further delegated to the Assistant Commissioner of Multifamily Housing of FHA.

The 221(d)(3) program is currently being phased out and brought under section 236 of the Housing and Urban Development Act of 1968. The program remains basically the same with the primary difference being that the permanent mortgage is held by the private lender and mortgage subsidy payments are made to the financial institution by the Federal government. Under 221(d)(3), the mortgage is held by GNMA and mortgage payments are made directly to GNMA.

STATUS OF SELECTED HUD PROGRAMS

Atlanta, Georgia

1. Open Space (702): 13 Projects

   Projects range in size from 8 acres to 159 acres.

   5 projects are completed.

   Open Space (705): 2 Projects

	Approval date	Federal Grants Approvals	Federal Grants Disbursements
OSA - 23	2/67	$784,544	$729,481
OSA - 24	3/68	167,966	

2. Basic Water and Sewer Grants: 2 Projects

   WS - 0014 Total Cost = $2,689,000 Construction Started - 08/27/68

   WS - 0025 Total Cost = $3,407,600 Construction Complete- 09/20/68

3. Turnkey Housing: 8 Projects

   GA - 6 - 19 584 units

   2nd approval
   delay due to rezoning

   GA - 6 - 20 202 units

   under construction
   Hollywood Road site

   GA - 6 - 21 220 units

   under construction
   Gilbert Road

GA - 6 - 23 324 units

letter of intent
Wallswood Apartment site

GA - 6 - 28 500 units

completion date est. on 4/30/70
4 stages — one 90 percent complete

GA - 6 - 29 175 units

under construction
Prison Creek - Leslie Lane

GA - 6 - 30 800 units

construction document approval stage
East Lake Golf Course

GA - 6 - 31 160 units

development program approved
Annual Contribution Contract
Jonesboro Road and Adkinson Road

4. Non-Profit Sponsored New Housing Under 221(d)(3): 10 Projects

Project No.	Name and Sponsor	Mortgage	Units	Stage of Construction*
061-55001	Wheat Street Gardens Wheat St. Baptist Church	$2,975,000	280	4
061-55007	Allen Temple Dev. Inc., Allen Temple AME Church	$1,419,650	151	4
061-55016	Allen Temple Dev. Inc., Sec. 2., Allen Temple AME Church	$2,372,000	222	4
061-55024	Allen Temple Dev. Inc., Sec. 3., Allen Temple AME Church	$2,405,700	208	1
061-55023	Wheat Street Gardens #2, Wheat St. Baptist Ch.	916,600	84	1

Project No.	Name and Sponsor	Mortgage	Units	Stage of Construction*
061-55037	Friendship Center Friendship Baptist Church	$2,535,000	208	1
061-55052	Flipper Temple Homes Flipper Temple AME Church	$1,712,000	156	0
061-55056	Martin Luther King Village Ebenezer Baptist Church	$2,975,000	193	0
061-55053	Central Methodist Homes Central Methodist Church	$1,370,000	120	0
061-55057	Butler Street YMCA Apts. Butler Street YMCA	$2,484,000	216	0

* Key of Construction Status of Project

0 - not started
1 - started
2 - first units ready
3 - all units ready
4 - final endorsement

Where it is economically feasible, the projects should be so designed that individual units or groups of units could be sold to individuals, or to groups under some form of condominium or cooperative ownership.

National Academy of Public Administration

1225 Connecticut Avenue, N.W., Washington, D.C. 20036

Phone: (202) 659-9165

March 27, 1969

Mr. Moreland Smith
Southern Regional Council, Inc.
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Mr. Smith:

This letter is to appoint you to the Atlanta panel formed by the Academy to function with respect to our research contract with the U.S. Department of Housing and Urban Development. Enclosure "A" is a copy of the HUD announcement regarding this project.

The contract calls for us to study the critical decisional and administrative aspects, primarily from the local point of view, of four HUD-assisted urban programs: 1 turnkey housing, 2 inner-city open space, 3 basic sewer and water facilities grants, and 3 non-profit sponsored new housing under Section 221(d)(3)--a replacement for study of 221(h). These programs will be analysed from point of origin to point of impact in six (or seven) cities, with Atlanta serving as the pilot study.

The project will tie in with related HUD contracts awarded to the National League of Cities to evolve a system of urban observatories (in addition to Atlanta, four other designated observatory cities are among those cities which we have recommended to HUD for inclusion in our study), and to Rutgers University to study ways of achieving a more effective state role in urban programs.

Dr. Morris W. Collins, Jr., Director of the Institute of Government, University of Georgia, is convenor of the Atlanta panel. Other panelists are listed on Enclosure "B". One or two additional members may be appointed.

As knowledgeable Atlantans, the panel will be asked to orient, inform, advise, and help direct the three-man team which will be in Atlanta from March 31st through April 11th. In addition to myself, this team is composed of Messrs. Elias B. Silverman and Charles R. Warren.

There will be two panel meetings, to each of which this letter of appointment is is an invitation. These meetings will be held at Georgia State College on:

> Wednesday, April 2nd from Noon until about 3:00 P.M. (luncheon in the Assembly Room, 2nd Floor of Student Activities Building, with the meeting continuing in the Faculty Lounge of the Business Administration Building); and

Thursday, April 10th, from 9:00 A.M. until middle or late afternoon in the President's Conference Room, with luncheon in the Assembly Room.

At the April 2nd meeting, the panel will be asked to review and comment upon our Pilot Research Design (Enclosure "C") and Tentative Interview Schedule (Enclosure "D"), to suggest ways in which we might most productively proceed, and in general to guide our efforts in Atlanta. We have also developed a Program Summarization and Status Report on the selected programs (Enclosure "E").

The April 10th meeting will be devoted to an analysis and interpretation of our data and to the formulation of findings and conclusions.

An honorarium of $25 per meeting attended will be provided to you as a member of the Atlanta panel.

A national panel has been appointed to further guide and evaluate our efforts in all selected study cities. This panel is composed of:

Mr. William G. Colman, Executive Director, Advisory Commission on Intergovernmental Relations

Mr. Porter W. Homer, County Manager, Dade County, Florida

The Honorable Arthur Naftalin, Mayor of Minneapolis

Professor Ernest C. Reock, Jr., Director, Bureau of Government Research, Rutgers University

Professor Wallace S. Sayre, Eaton Professor of Public Administration, Department of Political Science, Columbia University

Professor Carleton F. Sharpe, Visiting Research Professor and Consultant, University of Hartford

Dr. Gilbert Y. Steiner, Director of Governmental Studies, The Brookings Institution

On behalf of the Academy and the national panel, I wish to express our appreciation for your willingness to participate in this important project.

Sincerely,

Dominic DelGuidice
Project Director

Enclosures (4)

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TENTATIVE OBSERVATIONS AND FINDINGS RE ATLANTA

(For Consideration by Panel, April 10, 1969)

I. General Observations of Pertinence to Study

A. Strong economy.

B. Magnet for large area of South.

1. Has aided economic health.

2. Has complicated housing problem.

3. Has increased need for water and sewer facilities.

4. Has placed greater demands on open space.

C. State reluctant to become involved in urban problems. ~~Health~~ under study

D. City has turned to Federal government (which has met it at least half way). more than

Extensive and direct Federal-City relations facilitated by:

1. Lack of ideological inhibitions regarding Federal role in urban matters.

2. Secure political leadership of City.

a. Such leadership coinciding with period of greatest Federal enlargement of urban programs,

b. Such leadership aggressively committed to seeking Federal aid.

3. Long-standing Federal inclination to use City as testing ground for Federal programs.

4. Mutual respect and confidence between Federal and City officials.

5. Business more enlightened self interest ~~community of pragmatically liberal persuasion~~.

E. Breadth and depth of Federal-City relationships has affected City's policies and procedures.

1. City-formulated capital priorities distorted by availability and unavailability of Federal funds. Does not have a good capital Planning System

2. City forced to upgrade planning competence and effort.

3. City forced to rationalize operating and capital budgeting.

4. City forced to refine auditing and accounts controls.

I. E. 5. City now introducing modest administrative reorganization.

a. Post of Director of Governmental Liaison ~~was first hired~~

b. Board of Alderman recently approved ~~more comprehensive~~ departmental reorganization (not yet implemented).

F. City ~~appreciates~~ need for, and accepts, Federal red tape.

G. Federal presence (Regional Office, actual physical existence etc.) strengthens economy and contributes to progressive or ~~liberal tendencies~~. climate

1. Fair employment practices.

2. Open occupancy.

H. Progressive climate enhanced by other factors. (Quantitative)

1. City political leadership.

COMBINED 2. Concerned ~~press~~ news media

3. Open lines of communication between white and black leaders.

4. Strong economy and resulting low unemployment.

emerging 5. Major League Sports city

I. National reputation for progressive attitude on civil rights deserved although there exists a tendency to overstate the situation. (refers to I) Qualitative

1. Center of civil rights movement in South.

2. Substantial black middle and upper class.

3. Positive-oriented special-interest groups concerned with public issues.

a. Somewhat effective, but may have organized to point of fragmentation.

~~4. Partners for progress, Portability~~ women groups

Effective

J. Serious approach to housing problem.

Major Conv. of the Hous. - Housing Conference Interfaith

K. 1. Failure to remove sub-standard supply from market as new units built.

a. Frustrated by in-migration.

b. By Federal Local and tax structure.

~~c. By unaggressive demolition policies.~~

c. By refusal of suburbs to ~~share responsibilities~~. acknowledge the effect Center problems of the City

~~e. By conservative court position (housing code untested).~~

L. Fragmented governmental situation complicates problems.

I. Low tax effort, compared to rest of U.S., limits amount of local funds available to solve problems.

November completion of Report

II. Tentative Findings re Open Space Grants

A. Open space has low priority.

1. Non-tax producing.

Schools 2. Difficult until present time (previously) to make political capital.

3. Lacks specific effective clientele.

Takes so long to accomplish.

$350,000.00 per year to Parks

B. Indecision as to emphasis.

1. Buy land for future needs? (HUD favors this because of growing scarcity of land and increasing land prices).

2. Develop sites already municipally-owned? (City favors this as more translatable politically).

3. Is solution to buy with HUD funds and develop with City funds?

C. HUD and Bureau of Outdoor Recreation (BOR) grant programs contrasted.

1. HUD urban-oriented, more active/recreational facilities.

2. BOR rural-oriented, more passive recreational facilities.

3. Implies General agreement that HUD procedures more complex.

4. Use of BOR program ~~inhibited~~ limited by:

a. State determination of allocation.

b. Funds running out.

5. Use of BOR program preferable because:

a. 50% grant extends to both land acquisition <u>and</u> site development while HUD 50% limited to land acquisition plus 12½% up to $25,000 for development. almost means vacant land

D. HUD red tape substantial. Examples are:

1. Inner-city project with only remote metropolitan implications must be reviewed by metropolitan planning agency.

2. Relocation survey and plan must be offered even if only one family to be displaced.

II. D. 3. Each open space application must be forwarded to Region III Program Coordination and Services for review even though known that no changes made in City master plan since last review.

E. Results of red tape:

1. City processes only expensive projects for grants. (Two knowledgeable estimates, separately given, agree that shortest application preparation time approximates 10-15 uninterrupted work days by experienced and capable local officials)

2. HUD encouraged combining of several sites in one application.

a. City did this, ran into difficulties with one of three sites, and had choice of waiting for Federal funds until all closed-out or of submitting application for progress/payments. (City chose to wait rather than invest staff time in executing such application.)

3. HUD's purpose in insisting upon detailed procedures vitiated in part by quickly and steeply rising land prices, which in turn force amended applications.

F. Proposals for consideration to simplify open space red tape:

1. Adopt HUD's urban beautification procedures.

a. City submits master plan and other general documentation.

b. This on file at Regional Office, to which amendments are regularly forwarded.

c. Each open space application is submitted with general documentation applied by reference as to conformity, etc.

d. This apparently accepted by Region IV and Washington HUD with respect to Ann Arbor, Michigan, for a temporary period of time. (Precedent)

2. Region's Quarterly Funding Analysis largely superfluous in open space.

a. "Score" 100 to 0 system of little meaning in open space since available funds tend to exceed pace at which they allocated (19% un-allocated during

II. F. 2. a. cont'd.

final quarter of calendar 1968).

b. "Score" system pertinent as documentation for decisions regarding sewer and water grants and other politically sensitive programs.

~~xxSectionx705~~

3. Adopt procedures used in 705 grants for 702 grants.

a. 705, although involving improvements as well as land acquisition, remains administratively uncomplicated by comparison to 702 (which involves land almost exclusively).

4. Up-date form used in applying for final payment.

a. Form now supplied by Washington HUD confuses and upsets applicant, by referring to pre-1965 30% grant level and by failing to include sections for reporting relocation payments and development costs.

5. HUD should provide open space handbook as replacement for chain of instructional directives.

III. Tentative findings re Water and Sewer Grants

A. Distinguishing features

1. Strong support to point of no opposition.

2. Interrelated nature demands parallel attention.

3. Financial assistance available from several Federal agencies. a. HUD b. Agriculture c. d. e.
Planning Requirements not consistent

4. Extensive inter-Departmental coordination required at several stages. strengthening review

5. Need and demand massive, especially in South.

6. Local officials who have used the program uniform in praise of Region III officials.

B. Nature of program induces high Congressional involvement

1. Potential for constituency satisfaction substantial.

C. Impact on Region III administration

1. Flood of applications and inquiries;

2. Large volume of direct and indirect contacts with local officials.

3. Metropolitan Development handles seven separate programs, including Water and Sewer, and Open Space, which are unrelated.

a. Four Field Representatives covering eight States inhibits detailed knowledge of either programs or communities.

D. Difficulties facing applicants

1. Uncertain funding.

2. Contradictions between HUD and Federal Water Pollution Control Administration (FWPCA) policies:

a. HUD approval dependent upon FWPCA approval, with latter inflexible in its requirements regarding sewage treatment plants.

III. D. 2.

b. Projects coupling HUD - assisted sewer systems with FWPCA - assisted treatment plants constructed under varying prevailing wage rates, thus causing labor animosities.

3. Frequent legislative changes have burdened applicants.

E. Issues concerning relative emphasis

1. HUD tends to prefer sanitary to storm systems.

2. Less complexity in installing new systems in suburbs, as opposed to separating combined systems in central city, tends to influence investment in former.

IV. Tentative findings re Section 221(d)(3) new nonprofit housing

A. Contradictions between Federal officials and sponsor-users as to status.

1. HUD says will continue, while sponsors convinced will be phased into 236.

a. Sponsors prefer 236.

B. Distinctions between 221(d)(3) and 236

1. d3 has unfavorable impact on Federal budget since total mortgage under FNMA shows on debit side of national accounts.

2. Under 236 only annual mortgage subsidy shows on debit side.

3. Under d3 mortgage rate to sponsor is three per cent.

4. Under 236 mortgage rate to sponsor reduced to one per cent.
Workable Program not required in 236

C. Neither program now being funded, so low income housing at a standstill.

D. d3 sponsors object to attitude and practices of FHA local insuring office and consider this greatest obstacle to program

1. Local FHA official stated publicly that non-profit sponsors not capable and are captives of architects and consultants.

2. Local FHA prefers dealing with business-oriented limited dividend sponsors instead of non-profit sponsors who consider aesthetic and social considerations as more essential.

3. Local FHA tends to get too involved in project details to point of supplanting architect's and contractor's professional judgment.

4. Local FHA delays a project to drive down proposed construction costs, with such delays occuring during periods of rising construction and money costs which can more than offset FHA-desired economies.

IV. D.

5. Local FHA has adopted FHA Handbook of recommended minimum property standards as inflexible requirements.

6. Local FHA is conservative in accepting design and construction practices already utilized by private sector, thus encouraging the more pedestrian and less competent practitioners.

7. Local FHA hesistant to accept in-process upward adjustments to reflect unforeseen construction difficulties, thus prompting contractors to err on the high side in their original estimates used to determine amount of loan to be insured. Budget Control

8. Local FHA reluctant to allocate permitted ten per cent of d3 project to non-residential uses, and even after doing so adopts a conservative approach to projected income from such non-residential sources.

E. If there is validity in the above tentative observations, pivotal position of local FHA suggests that sponsors should be given an avenue of redress.

F. Requirement that a Workable Program be a condition of d3 eligibilty limits potential of d3 to City since it alone in SMSA has a Workable Program (where, site costs and zoning problems restrict potential of d3).

G. Black Community tends to oppose high-density d3s in locations which would increase racial concentrations (example Ward 3) while such areas are among few suitably zoned and serviced. (See Appendix.)

IV.

H. Prospective sponsors tend to take short-term options at prices higher than FHA appraisals.

1. delays in processing force sponsor to seek option renewal at higher price.

2. present owner likely to have knowledge of true market value, so sponsor has not obtained bargain he assumes.

I. Sponsors are generally poor managers of d3 projects.

J. d3 not fulfilling its function since its lowest rental rate still too high for most in greatest need of housing.

K. Paradox between FHA and HUD policies:

1. FHA says must displace enough families to make market survey show need for additional housing.

2. HUD says build more relocation housing before we will ~~grant~~ approve any more urban renewal applications.

V. Tentative findings re Turnkey Housing

A. Responsible agencies, particularly Atlanta Housing Authority (AHA), prefer Turnkey to conventional public housing:

1. principal onus on developer to find site and clear obstacles.

2. Generally less opposition.

3. AHA staff time reduced.

4. Local political leaders find program more palatable.

5. Turnkey developer can negotiate more successfully with mainly Aldermanic Board zoning commission.

B. Housing Resources Committee has been a facilitating agent in regards to zoning changes and private development involvement.

C. AHA role in Turnkey distinguished by:

1. early involvement in program.

2. general capability.

3. aggressiveness in expediting.

D. Advantages of Turnkey over conventional public housing:

1. Adds to persons and groups looking for sites.

2. Involves private sector more deeply.

E. Problems of Turnkey program

1. Sites (for reasons similar to 221(d)(3) -- high land costs, suitable zoning, adequate utilities, and municipal services).

2. Most sites that are suitable tend to be in racially concentrated areas. (See Appendix.)

a. This causes Black groups, concerned with solving more than the housing problem, to oppose proposed sites.

b. Inter-group Relations Office of HUD has opposed sites which lack proper racial mix.

V. E.

3. Originated as HUD-devised experiment lacking usual legislative base. This has led to excessive departmental sensitivity and caution, as exemplified by detailed administrative safeguards to preclude developer windfalls.

   a. Original regulations allowed local housing authority to select developer subject to later HUD Regional approval. Now Regional office insists on involvement at all stages of developer selection.

   b. Original regulations permitted simultaneous land appraisals and construction cost estimates, allowing total price of project to be determined at a single conference. New regulations require separate land and improvement price conferences, with each conference preceded by appraisals or estimates.

4. Labor shortage in construction trades has delayed completion of projects.

5. Majority of projects involve brokers, thus adding a middleman and increasing project costs.

6. Of Atlanta's 8 projects none are on schedule. (One year elapsed time between letter of intent and contract of sale not unusual.)

F. Cumulative result of above can be seen in fact that Atlanta's its public housing unit reservation, including turnkey, exceeds utilization rate.

APPENDIX

PUBLIC HOUSING DISTRIBUTION IN ATLANTA

WARD	EXISTING	LEASED	PERCENT
1st	815	28	7.3
2nd	0	240	2.1
3rd	6,375	-	55.4
4th	2,210	300	21.8
5th	826	-	0
6th	826	-	7.2
7th	732	12	6.5
8th	0	-	0
Total	10,958	580	

National Academy of Public Administration

1225 Connecticut Avenue, N.W., Washington, D.C. 20036

Phone: (202) 659-9165

April 30, 1969

Mrs. Alexander McPhedran
1748 Vickers Circle
Decatur, Georgia 30030

Dear Mrs. McPhedran:

Enclosed please find a check covering the honorarium of $50 as a token of our appreciation of your participation as a panelist during the Atlanta phase of our study of HUD-assisted urban programs.

Messrs. DelGuidice, Silverman, and Warren have reported your interest and the great assistance which you have given. A copy of our report will be forwarded in due course.

We trust that we may call upon you again for advice and help, should the need arise.

Sincerely,

George A. Graham

George A. Graham

GAG/sk

enclosure

May 23, 1969

Mr. Dominic DelGuidice
Project Director
National Academy of Public Administration
1225 Connecticut Avenue, N.W.
Washington, D.C. 20036

Dear Mr. DelGuidice:

Through the request of Mrs. Alexander McPhedran of the Metropolitan Atlanta Housing Conference, I am sending you a copy of the Atlanta Housing Study. She also asked us to include copies for Mr. Elias B. Silverman and Mr. Charles R. Warren. They are also enclosed.

I hope these will be of help to you.

Sincerely yours,

Moreland Griffith Smith
F.A.I.A.
Director, Urban Planning

MGS/mv

Enclosures - 3

FW
AC

APR 1 1970

MEMORANDUM March 25, 1979

TO: All Officers, Members of the Board of Directors and Members

FROM: Clay Cochran

Attached is a copy of the testimony we submitted to the House and Senate Subcommittees on Agricultural Appropriations. Give us your constructive criticism and suggestions.

We urge you to contact your representatives in both houses of Congress to urge approval of our recommendations as a minimum.

CLC:gf
Attachment

National Academy of Public Administration

1225 Connecticut Avenue, N.W., Washington, D.C. 20036

Phone: (202) 659-9165

July 22, 1969

Mr. Moreland Smith
38 Peachtree Circle, N.E.
Atlanta, Georgia 30301

Dear Mr. Smith:

Enclosed is a draft of our analysis of the Atlanta phase of our HUD study. Concluding analyses and recommendations will be added to drafts.

We would greatly appreciate your comments and corrections of any factual errors you may note. In your comments, it would be helpful if you were as specific as possible. It is understood that your factual corrections would likely be limited to the area or areas of your particular interest.

It is important that you treat this draft confidentially. Soon after it has been submitted in final form to HUD, you will receive a copy of the final report. This final report will contain a comprehensive analysis with findings and recommendations, plus six appendices (one for each study city). The draft here enclosed, after revision, will thus constitute one of these appendices.

Please forward your comments and corrections not later than August 22nd.

Thank you for your cooperation.

Sincerely yours,

Dominic DelGuidice mg

Dominic DelGuidice
Director of Urban Programs

DDG:mg
Enclosure

STATEMENT TO THE HOUSE APPROPRIATIONS SUBCOMMITTEE
On Items In The 1971 Budget Concerning The Rural Housing Program Of The Farmers Home Administration

Submitted by Clay L. Cochran, Chairman,
The National Rural Housing Coalition, Dupont Circle Building
Washington, D.C.

Mr. Chairman and Members of the Committee:

I greatly appreciate this opportunity to submit a statement on the items in the 1971 Budget that concern the rural housing program of the Farmers Home Administration. I represent the National Rural Housing Coalition, a recently organized non-partisan organization financed by contributions from its members. The Coalition serves as a focal point for those who want to (a) make existing rural housing programs work better and (b) seek the creation of workable new programs.

We recognize that most of the housing funds made available through the Farmers Home Administration are provided by private investors on an insured basis and that the amount of these funds depends upon decisions made by the Bureau of the Budget, rather than by Congressional Appropriation Committees. But we are also aware that the Farmers Home Administration in its annual Budget presentation to this Subcommittee discusses the need for insured funds as well as those that are appropriated. This is essential to a clear understanding of the entire program and we would like to treat the subject in the same general manner.

We are impressed with the projections in the 1971 Budget that call for an accelerated rate in the overall rural housing program. In total the 1971 Budget anticipates that approximately 157,000 loans will be made for a total of nearly $1.5 billion. This compares to actual approval of some 55,000 housing loans for a total of $500 million in fiscal 1969.

However, noteworthy as they are, the projected increases fall far short of meeting the need.

700,000 New Rural Houses Needed

The currently existing backlog of unfilled housing needs in non-metropolitan areas is between five and six million

units. Analysis of 1968 Census data shows that an estimated 3.1 million units of occupied non-metro housing was substandard. Assuming, on the basis of 1960 data, that 15 percent of the occupants of standard units in 1968 paid an exhorbitant proportion (more than 35 percent) of their income for housing, we find an additional 2.6 million families in need of assistance. These two groups total 5.7 million.

When you consider that there is a further, uncounted need which exists from the overcrowding of standard units, and which is developing from the new family formations and losses from inventory, it appears that the 7 million assisted starts in the next decade called for by the National Rural Housing Conference last June is a very conservative estimate of rural housing needs.

Seven million starts over a ten year period means 700,000 starts each year. That is a considerably larger figure than can be produced with the estimated 157,000 loans to be made by Farmers Home in 1971 a substantial part of which will be used to purchase existing homes and make additional loans to families who borrowed in previous years.

If we could believe that The Department of Housing and Urban Development would step up its activities in rural areas we would be more complacent. But we see little evidence of HUD activity outside the larger cities.

We would also like to comment on the overall estimates for the financing of such community facilities as water and sewer systems.

Adequate Community Facilities Important to Rural Housing

Adequate community facilities are an integral part of any housing program be it urban or rural. We cannot develop the proper balance in the distribution of our population by offering housing assistance without proper supporting facilities.

Because of the high value we place on the development of community facilities we note with concern that only $150 million is provided in the 1971 Budget for these purposes compared to actual expenditures of approximately $193 million in fiscal 1969. We are also concerned when we note that the Budget clearly reveals that the Administration has no intention of spending $18 million of the $46 million authorized by the Congress for water and sewer sys-

tem grants in the 1970 appropriation act.

The Farmers Home Administration has stated time and again that there are more than 30,000 rural communities without water systems and 44,000 without sewer systems. Because of the overwhelming and critical demand we recommend that the full amount authorized by law, $115 million, be appropriated for the planning and development grants for rural water and sewer systems. This compares to the $24 million requested in the Budget. The Budget request for direct loans for the construction of water and sewer systems totals $40 million. We recommend that twice the amount provided by the direct loan method in fiscal 1969 or a total of $150 million, be appropriated for fiscal 1971. Direct loan funds are needed because of the barriers that the Treasury has placed around the use of insured loan funds in the financing of rural water and sewer systems for communities that issue tax-exempt bonds.

I would now like to discuss briefly each of the rural housing items in the Budget that involve the use of appropriated funds.

Direct Housing Loans

The 1971 Budget requests $7 million for direct housing loans for low -to moderate income families. These loans are used for small rural housing loans that cannot be made on an insured basis, and for loans to families whose homes have been damaged or destroyed by natural disaster. These loans prove especially useful in areas like those along the Gulf Coast that were so severely damaged by Hurricane Camille last August. The requested $7 million appears to be the very minimum amount that should be provided. The funds are used largely on a stand-by basis and no one can predict the storm and flood damage that may take place in 1971. Such funds as are not used remain in the Treasury.

The 1971 Budget requests $10,300,000 for very low-income repair loans. These loans are made to rural families who have very low incomes and who need to make minor repairs and improvements to their homes to remove hazards to the health and safety of their families. The amount requested falls far below the amount needed. We are constantly receiving reports from rural community workers that this program is barely known and seldom publicized in many rural areas. We recommend that $20 million be provided for this purpose. We have seen the amount of good this small repair loan program can do when it is known and utilized.

We are also aware that a companion grant program has been inactive for several years, that funds have not been requested for the grants by the Administration, and that when funds were provided several years ago language was inserted in the appropriation bill to forbid their use. We strongly urge the Congress to reevaluate and fund the 504 grant program.

Farm Labor Housing

The 1971 Budget requests $2.5 million for grants for farm labor housing. The Budget also shows that $5 million was advanced in farm labor housing grants in 1969, $2,450,000 is expected to be granted for 1970 and the program level in 1971 is $3,760,000. We are unable to comprehend the logic behind these projections. Why is the need less this year than last? Why will it be greater next year?

The fact of the matter is that the need for farm labor housing funding, far beyond the magnitude of the Budget projections, has been irrefutably established for years.

It is also true that just three grants could use up all of the amount estimated for fiscal 1971. For proof of this point I respectfully call your attention to page 421 of last year's Senate hearings. A statistical table inserted at the request of the Chairman showed that the three grants made prior to December 31, 1968 in Florida totaled $3,896,500.

We recommend that $25,000,000 in grant funds for farm labor housing be provided for fiscal 1971. We assume that if these funds were appropriated the Administration would provide at least an equivalent amount of insured loan authority for farm labor housing loans. That would make a total of $50 million available. In last year's hearings the Farmers Home Administration reported that over a period of years they had advanced a total of nearly $25 million in loans and grants and that amount had produced 3,900 family units and 3,175 dormitory units of farm labor housing. Assumming some increase in construction costs, the $50 million should provide housing for more than 7,500 family units and more than 6,000 dormitory units.

That would only scratch the surface so far as the needs of our 280,000 migrant farm workers are concerned. But it would be a start.

I must admit that the level of activity in the farm labor housing program to date would not indicate that the Farmers Home Administration was in any position to take on a greatly expanded operation of this type. However, we are firmly convinced that in this program, as in others, the agency has been severely handicapped by the lack of personnel. I will comment on this all-important matter in my closing remarks.

Self-Help Housing

The 1971 Budget projects an equally grim picture so far as the self-help housing program is concerned.

For the current fiscal year $2,125,000 was appropriated for technical assistance to self-help housing groups. For fiscal 1971 only $1,250,000 is requested. In similar vein for the current fiscal year $1,000,000 was appropriated for the purchase and development of sites for self-help projects. For fiscal 1971 only $600,000 is requested for this purpose.

The Budget language makes it clear that the Administration believes these programs will develop so slowly that a substantial proportion of the funds available in this fiscal year will not be expended by June 30 and will therefore be available to supplement the 1971 appropriations.

The way the Budget projections run the technical assistance program will operate at a level of $1,250,000 in fiscal 1970 and $2,125,000 in fiscal 1971. The site development program will operate at a level of $1,200,000 in fiscal 1970 and $1,600,000 in fiscal 1971. The site program has access to $600,000 in funds appropriated for fiscal 1969 but not used and expects to have loan repayments and interest income in fiscal 1971 to add to appropriated funds and thus the Budget can, in this instance, project a loan volume greater in total than the sum of the funds appropriated.

We strongly urge that the self-help technical assistance grants be funded in fiscal 1971 at the full limit authorized by the enabling legislation, $5 million. Also that the self-help site development be funded in fiscal 1971 at the full amount authorized by the enabling legislation, $1.6 million.

Self-Help Programs A Proven Success

These two self-help funding mechanisms, while relatively small in the total picture, are extremely important. The inclusion of these authorizations in the Housing Act of 1968 was a classic example of government functioning according to plan.

The programs were launched and tested by the Office of Economic Opportunity. They proved extremely successful and enabled hundreds of extremely low-income families to build their own homes at a cost they could afford.

Having met the test the program was then transferred to a permanent position in the Farmers Home Administration.

The task ahead is to fund and administer the programs in such a manner that each year additional hundreds of low-income rural families are enabled to build their own home, homes with a savings in labor costs that reduces the mortgage by as much as 30 percent.

The $5 million in technical assistance funds would provide thousands of families with the guidance they need in constructing their homes. The $1.6 million in site development funds would bring this revolving fund up to the $3 million level and give the self-help projects a source of financing they could turn to when a suitable building tract came on the market.

The self-help housing program has won favor wherever it has been tried. The people who build the houses gain in skill and in spirit from their efforts. They obtain fine-looking well-built homes at a sharply reduced cost. The communities they live in benefit from the improvement in the morale of the families and the broadenihg of the tax base that results from the construction of adequate, decent, safe and sanitary housing.

Administrative Expenses

The 1971 Budget estimates call for an appropriation for administrative expenses of $85 million for fiscal 1971 compared to $71,560,000 for fiscal 1970. The exact amount that would be available to Farmers Home is somewhat higher for the agency will also tap the agricultural credit insurance fund, the rural housing direct loan account, the emergency revolving fund, and the intergovernmental funds account. The totals appear to

be about $95 million for 1971 compared to $82 million for 1970. In any case the increase is about $13 million.

The Rural Housing Coalition respectfully requests that the amount appropriated for fiscal 1971 be at least $125 million. Even this amount would fall far short of bringing the staff of the agency up to the size capable of handling the workload.

The Administration for years has been pointing out to the Congress the growing imbalance between the size of its staff and the size of its workload. In terms of the work to be done and staff to do it the projections for fiscal 1971 compared to fiscal 1960 are as follows:

.... a 624 percent increase in loans to be made
.... a 472 percent increase in loans to be serviced
.... a 248 percent increase in loans to be collected
.... and a 77 percent increase in man-years of employees to do the work.

The cold hard truth of the matter is that the Farmers Home Administration with its limited staff offers a poor excuse for a rural housing delivery system. Cut off by the Bureau of the Budget on the one hand, and the Congress on the second, from the administrative funds they need, the agency is forced to reduce its projected levels of activity.

When the 1970 Budget was being considered a year ago the Farmers Home Administration estimated that their program level for all of their activities, housing, farm loans, and community facilities would be $2.3 billion. By the time the 1971 Budget was submitted the agency had reduced its expected 1970 level to $1.6 billion.

Nearly $500 million of the reduction took place in their housing programs.

FmHA Delivery System Weak

If they reach their currently projected goal of financing 90,000 housing units in fiscal 1971, and it is doubtful that they will, the county offices, of which there are 1,700 on an average will finance one housing unit per week.

Granted that the Farmers Home offices also handle a sizeable volume of farm and community development loans

and have billions of dollars in loans outstanding to service, the fact remains that their housing delivery rate is pitifully small.

They simply have too big a load to carry. As of December 31, 1969 the agency had about 450,000 individual borrowers and 6,000 group borrowers. It would take a sizeable part of their manpower just to properly service that caseload.

The infinitesimal size of the rural housing loan division staff in the national office of the Farmers Home Administration has to be seen to be believed. That division with a total loan budget of $800 million this fiscal year contains nine people. Surely, nowhere in the government, today, or at any time in the past, have nine people been asked to bear that kind of responsibility.

When HUD and FmHA meet for a joint discussion the FmHA delegation will consist of two people, the HUD delegation of 20.

FmHA Staff Works Long Hours

The staff of the Farmers Home Administration, by and large, consists of extremely dedicated people. They work long hours. But they cannot handle the job. Every week I receive complaints from all over the country about the length of time it takes FmHA to process loan applications.

In addition, largely because of lack of staff, the agency is not able to work out a system whereby the monthly payments on housing loans include payments on insurance and taxes.

As a result low-income rural families face the problem of paying their entire insurance and tax bills in one lump sum. This is a feat that many of the more affluent families would be hard-pressed to achieve.

Worst of all, the unstaffed agency tends to do what most people would do, and deal with the applicants that require the least amount of supervision. As a result the programs that serve the lower income groups; the self-help housing program, the farm labor housing program, the 504 loan program, the Special 503 loan program, the interest credit program, tend to get pushed aside.

The staff of the Farmers Home Administration must be strengthened, at all levels, immediately.

DRAFT REPORT FOR COMMENTS OF LOCAL PANEL AND HUD REGION

NOT TO BE DISTRIBUTED OR QUOTED

ATLANTA

Forward

The City of Atlanta was designated the pilot city for this study of four HUD-assisted programs in six or seven cities. The use of a pilot city was deemed necessary as a place to test and improve upon the research design and proposed interview questions. Atlanta was chosen as the pilot city for several reasons.

1. Atlanta has the reputation for extensive and successful experience with the four HUD-assisted programs under study, as well as Federal-aid programs in general. The success of these programs is, of course, one element to be analyzed in this study. But there is no disputing the City's long history of involvement with programs under study.

2. Atlanta is the only city to be studied in which a City Hall, State Capitol, and a Regional Office are all located. The physical proximity of all three levels of government was considered an attractive feature in that it permitted the Academy study team to maximize its time by eliminating trips to other than the study city proper.

3. Atlanta has been selected as an "Urban Observatory City." Although Milwaukee and Kansas City, Missouri, are also study cities as well as Urban Observatory Cities, Atlanta has done considerable preliminary research on this concept.

FACTS AND CIRCUMSTANCES WHICH INFLUENCE ATLANTA'S PERFORMANCE CAPACITY IN THE FOUR HUD-ASSISTED PROGRAMS

Introduction

Factors which facilitate and inhibit effective performance of one or more HUD programs in a city often have their genesis in forces which are not specifically related to the programs *per se*. That is to say, whether or not a particular program is sought after by a city and implemented with reasonable speed, may not necessarily be attributable to the inherent nature, value, or rules and requirements of the program. If this was the case, then the same program would be sought after by all cities with equal vigor, expedited with equal speed, and yield equal results. Since this is obviously not the case, one must explore certain characteristics of the city, and the nature of these characteristics as they provide paramaters within which one should consider the injection of Federal aid.

Population

Some statistics provide a beginning for these considerations. When one views the population of Atlanta (hereinafter the City), he discovers an increase of 47 per cent, to 487,000 within the City limits

between 1950 and 1960. Another one-half million reside in the five county standard metropolitan statistical area. City boundaries have been extended to include part of the outward growth. The vast majority (almost 90 per cent) of the City's population resides within Fulton County. The remainder is located in Dekalb County. In the mid-1960's Negroes constituted 45 per cent of the City's population. The Negro population is increasing faster than the white in the City, and most of the increase is taking place in the old central section. Protestants are predominant in Fulton, outnumbering Catholics 19:1. "Being a Baptist, while not indispensible to political success, is very helpful."[1]

Economic Characteristics

In the past 30 years, the City has grown to become the commercial, industrial, manufacturing, and administrative center of the Southeast. This growth has been based on its location as a transportation center. The City is the southern regional headquarters for numerous corporate and governmental (including Federal) organizations. Also increasing is the number and variety of locally owned manufacturing, commercial, financial, and service organizations.

These economic growth factors have induced greater development in business and even in major league sports. This diversification of its economy has served as a population magnet for a large area of the South and has assisted in the maintenance of economic stability for the community. Many of the community's basic firms such as Rich's,

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[1]Edward C. Banfield, Big City Politics (New York: Random House, Inc., 1965), p. 19.

Georgia Trust, First National Bank, Southern Bell, Georgia Power, and Coca Cola have traditionally been involved in the City's community decisions. On the other hand, the increased inmigration has been of a mixed variety, including lower class whites, commonly known as rednecks, as well as an influx of Negroes. These factors have complicated the housing problem in the City, increased the City's needs for water and sewer facilities, and placed a slight demand on its open space program.

The fact that objective forces have increased the need for Federal-aid programs does not necessarily mean that all would perceive the need as such. In other words, all cities which experience similar economic and demographic growth factors do not respond automatically and proceed with city, State, and mixed programs. The perception must be there, and in this City's case, it most certainly is. But, in addition, a perception of the need and the desire and ability to act on that perception has been a major facilitating force in the securement of Federal programs and, with mixed success, the reasonable facilitation of these programs.

Reluctance of the State to Become Involved in Urban Programs

The State of Georgia has not traditionally proven to be receptive to the City's needs and desires. It has been reluctant to become involved in the program areas under study. And, in general terms, compared to other leading Southern cities, the City ranked low in the past few decades in the relative amount of State aid received for school and city expenditures. "While Georgia received more than

20% of its total state taxes from Atlanta and returned only approximately 5% in state aid, it refused to allow Atlanta to expand its own taxing facilities."[2]

Federal Receptivity to the City's Needs

There has been a marriage of the City's desire to secure the maximum amount of Federal dollars and the Federal government's willingness to meet the City more than half-way. Federal receptivity is indicated by the long standing Federal inclination to use the City as a testing ground for Federal programs. As far back as 1936, the City developed the first Federal housing project in the nation. Similarly, the City was one of the first American cities to receive a grant under the open space program.

Federal receptivity is enhanced by the physical proximity of the HUD Regional Office. The fact that Region III is located in the City cannot be overemphasized as a facilitating and expediting factor in the City's utilization of HUD programs. Thus, the Regional Office's location has increased knowledge, communication, and understanding of the mutual problems of both the Regional Office and the City. The advantage of Federal and City officials being on a first name basis and the opportunity to utilize the telephone or a personal visit when problems crop up must be noted. All of the above has contributed to general mutual respect and confidence among Federal officials, City officials, and the business community. In addition, there is an appreciation by City officials of the need for Federal administrative safeguards in its aid programs.

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[2] M. Kent Jennings, Community Influentials, (New York: The Free Press of Glencoe, 1964), p. 28.

Secure Political Leadership in the City

To chart out a new course in City activity and relationships is not an endeavor quickly undertaken by every City leadership. As a matter of fact, the divisions of interests and opinions endemic to virtually every large metropolitan area argues for a cautious, prudent, more-of-the-same approach on the part of most city administrators.[3] Yet the conscious decisions of Mayor Ivan Allen, Jr., since he was elected in 1961, have been to seek all Federal assistance available. The Mayor has repeatedly stressed to both local and national groups the necessity and, indeed, the beneficial aspects of Federal assistance.

> The city of Atlanta shall seek to acquire and utilize all federal and state and grant funds available and for which the city is eligible in order to further the overall program of general government and allied boards and authorities.[4]

> The only reason Atlanta has been able to keep from being swallowed up by the great forces of social change has been because of a positive and expeditious program of federal assistance by the United States Government.
> And what is described by many as "federal encroachment" has been the "federal salvation" of Atlanta.[5]

At first glance, the Mayor's ability to act on his perceptions would seem quite limited. This is because the legal formal arrangement of government is a weak mayor-council form. The Mayor himself appoints only his Administrative Assistant — a $17,500 executive whose duties generally compare with that of city manager or executive secretary — and the Director of Governmental Liaison. His appointment of members to the many official boards and citizens advisory committees are subject to ratification by aldermen. In practice, however, the Mayor

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[3] Edward C. Banfield and James Q. Wilson, City Politics, (New York: Vantage Books, 1963), p. 30

[4] Quoted in U.S. Conference of Mayors, Coordinating Federal Aid in Atlanta, Experience Report 10, p. 1.

[5] Before the Senate Committee on Government Operations, August 25, 1967.

has exerted a great deal of influence, with aldermen and key persons from the private sector, through the instrument of persuasion and by marshalling community support, especially that of the press, behind him.

At this date, the Mayor's secure standing and influence in the community has several sources. Two of these should be mentioned, in part because they also have contributed to the lack of ideological inhibitions regarding an extensive Federal role in urban matters.

The first is the business community. This is the community that Floyd Hunter called a "power-structure."[6] This informal business-led power structure is of some significance in City affairs. It includes the heads of the three principal department stores, three of the four biggest real estate firms, the utilities manufacturing companies, and major banks. The business leaders have been persuaded, with the help of newspapers and politicians, that desegregation and racial progress is inevitable and that any delay and impediments would only harm the City's image and be detrimental to business.

Edward Banfield recalls an incident which illustrates this phenomenon.

> ...When Mayor Allen returned to Atlanta after testifying in favor of the federal civil rights bill, he found that his fellow businessmen all opposed the stand he had taken. They were so "hot after my skin," he said afterward, that he got Ralph McGill of the Constitution to talk to some of them. Later the Chamber of Commerce's magazine, reporting on the mayor's trip to Washington, said, "Certainly the Forward Atlanta

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6 Floyd Hunter, Community Power Structure, (Chapel Hill: University of North Carolina Press, 1957).

> advertising kitty (a fund raised by the chamber to boost the city) couldn't have brought the round of praise Allen earned for Atlanta, from Congress to the editorial pages of the New York Times. The wire services built it into the biggest Atlanta-image impact since the city peacefully desegregated its schools.[7]

A second source of security is the Negro community in the City. Compared to the situation found in other cities, Negroes have had a high degree of influence in the City. One reason stems from the size and importance of the Negro vote. Of the 25 largest cities, this City, with its 45 per cent Negro population, is second only to Washington, D. C., in the percentage of Negro population. Another is the fact that there are six Negro colleges and universities in the area. They have supplied leadership for the community and for the civil rights movement generally. Thirdly, the City has the highest percentage of a prosperous Negro middle-class of any city.

The Mayor's desire to secure the most Federal aid possible has been supported and led by this alliance of business and white middle-class and the Negro. Both elements were instrumental in the Mayor's initial election in 1961 and re-election in 1965, and his strategy has so far held this alliance together.

Impact of Federal-City Relations on Atlanta's Policies and Procedures

The breadth and depth of Federal-City relationships (to be documented in the following sections of this report) have influenced the City's policies and procedures in several ways.

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[7] Banfield, op. cit., p. 31.

(1) The City has been forced to upgrade its planning competence and planning effort. As one senior City employee has stated,

> Until the Federal program came along and required at least rudimentary planning, this City and its officials were basically opposed to planning. That situation has changed, and for the better. As we have done the required planning, the City has found it is a good and necessary tool for the better management and operation of the City.[8]

As a result, the City Planning Department has grown quickly since 1956, although all positions have yet to be filled.

(2) The City has been required to rationalize its operating and capital budgeting.

(3) The City has been induced to refine its auditing and accounts controls.

(4) The City has undertaken a somewhat modest administrative reorganization. The first step occurred in 1965 with the creation of the post of Director of Governmental Liaison. This new position was suggested by the Mayor after he was informed of the more than 130 Federal programs for which some agency in the City was eligible. The need for a central liaison position led to the new Director's mandate to initiate and coordinate State- and Federal-aid programs, and to insure that all administrative units of the City fully utilize Federal-aid programs for which the City is eligible.

The following year, a Grant Application Review Board was established in City Hall to coordinate and review City grant applications.

The most recent phase of reorganization pertains to the approval by the Board of Aldermen of a reorganization relating to the Mayor's office. This remains to be implemented.

(5) Although the above mentioned effects of Federal-City relationships may be termed salutory, there are other areas in which the impact of intergovernmental relationships have posed some difficulties. City-formulated capital

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[8] U.S. Conference of Mayors, op. cit., p. 2.

priorities have been distorted. Not unlike many cities, this City is often compelled to amend its capital priorities due to the availability and unavailability of Federal funds from program to program.

Impact of Federal Presence on the Economy and the Progressive Climate

The Federal presence (Regional Offices, etc.) has strengthened the economy and has contributed to a progressive climate. This climate is indicated by several factors, such as fair employment practices, open occupancy, and mutual respect between the public and private sectors. It has been enhanced by circumstances already mentioned. These include the incumbent political leadership in the City, a concerned news media, open lines of communication between white and Negro leaders, the emergence of major league sports, the City's position as the center of the civil rights movement in the South, and a substantial Negro middle- and upper-class.

To these circumstances encouraging a progressive climate should be added the following: a scarce labor market; a profusion of positively oriented special interest groups concerned with public issues (although these groups have proliferated to a point of fragmentation); and generally effective women's groups which assume civic leadership.

Factors Complicating the Housing Problem

Although the City's housing problem has been approached seriously and has yielded to significant accomplishment, the City has failed to remove sub-standard housing from the market as new units have been built. This failure can be attributed to in-migration, the Federal

and local tax structures, and the refusal of the suburbs to acknowledge, and act upon, the fact that problems of the core city affect them. (The last point is illustrative of the general problem of governmental fragmentation in the Atlanta area.)

In addition, the City's low local tax effort, compared to that of most of the rest of the United States, has limited the amount of local funds available to help solve housing and other urban problems.

TENTATIVE FINDINGS RE OPEN SPACE GRANTS

Experience and Needs in Atlanta

The City has made extensive use of Federal open space grants available from the Department of Interior and the Department of Housing and Urban Development (HUD). As of April of 1969, the City had received 15 separate open space grants from HUD. Two of these grants were provided under Section 705 of the Housing Act of 1961 and the remainder were furnished under Section 702 of that same Act.

The Section 702 grants have assisted the City in the purchase of 467 acres of land for open space purposes at a total cost for these projects of $1,606,714. The HUD share of the cost of these projects has been $682,215, or 42.4 per cent of the total. Five of the City's open space projects were completed as of April of 1969.

The City's administration and processing of open space applications and grants is performed by the City Park and Recreation Department, with monitoring and review of all applications conducted by the Director of Governmental Liaison. Section 204 regional review is a function of the Atlanta Metropolitan Planning Commission.

Despite the City's extensive use of HUD's open space programs, it was evident that such programs possessed a low priority relative to other municipal activities. From the local perspective, the relative lack of emphasis attached to open space can be explained by three basic factors. First, municipal acquisition of vacant land for recreational

purposes is not an issue of political importance. Mayoral and aldermanic candidates do not run for office on a campaign platform that includes open space as one of its major planks. Secondly, civic or community groups usually do not advocate or support open space. The program lacks a specific and effective clientele to create such support. What community interest open space does generate is associated with more visible problems such as schools and housing. The third factor which explains the low priority attached to this program at the local level results from the substantial vacant land within the City and its surroundings.

Since most of this land is not available for public recreational use, however, there is a need for the City to continue its program of land acquisition for open space purposes. By national standards of the Bureau of Outdoor Recreation (BOR), the City is deficient in park and recreational facilities. This deficiency is most critical in the low-income areas of the City where ghetto residents lack sufficient playgrounds and small parks near their housing. Only 2.7 per cent of the total area of the City is allocated to parks. This figure is exceeded by 12 of 14 cities compared in a recent study.[1] It has been estimated that the City needs an additional 1,535 acres of park land to meet its present needs.[2]

To summarize to this point, although the City has been aggressive in obtaining Federal assistance for open space, and has succeeded in obtaining several such grants, its needs in this area remain substantial.

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[1] National League of Cities, Recreation in the Nation's Cities, Problems and Approaches, (Washington, D. C.: December, 1968), Table 1.

[2] Ibid., Table 3.

Local Perceptions about HUD and BOR Programs

Since City officials have used open space grants from both HUD and BOR to meet their park and recreation needs, they were in a position to compare the two programs. Generally, they preferred the BOR program to HUD's. This preference was due primarily to their feeling that there was less administrative complexity under the BOR program. It is easier for them to apply for a grant for BOR assistance than it is to process a HUD application.

The City also favored the BOR program because the Federal share of total project costs is greater than it is under the HUD program. The BOR 50 per cent grant extends to land acquisition and site development costs, while the Federal share under the HUD program is limited to land acquisition plus 12½ per cent (up to $25,000) for site development.

In other respects, the HUD program was preferred to BOR's. The fact that an agency of Georgia's State government determined the allocations was cited as an inhibiting factor of the BOR program. The City would rather do business with the Federal government. Also, the BOR program has in the past been more rural-oriented, emphasizing passive recreational facilities, while the HUD program has been oriented more toward urban and active facilities. Finally, there has been a growing scarcity of funds under BOR's open space program.

Hindering Factors as Drawn from Atlanta's Experience

City officials pointed out that many problems and delays which occurred in an open space project were locally caused; for example,

some projects were slowed by regional and City planning reviews, obtaining clearance from the Legal Department of the City, and by the failure of contractors to meet the planned time schedule. City officials voiced a number of general and specific complaints with regard to the procedural aspects and administrative requirements of HUD's open space program. These complaints were not part of a generally negative reaction to the requirements of Federal-aid programs. On balance, it was felt that the requirements under open space grants were not excessive.

Yet, it was felt that some requirements under the open space program could be modified or eliminated. City officials did not see why all open space applications must be reviewed by a regional planning agency. It was felt that smaller projects, such as vest-pocket parks which serve only the immediate neighborhood and have no regional implications, should not be included in the Section 204 review procedure. This opinion was voiced more on the basis of questioning the logic of the review than on the time that that review consumed.

HUD's requirements of detailed relocation plans and surveys, when a very few number of families is affected, was considered excessive. It was suggested that projects which present only minor relocation problems should be accepted on the basis of a document from the City registering its formal intent, subject to penalty for failure, to provide suitable housing for those displaced. Another delaying factor was that each open space application must be routed within Region III through its Office of Program Coordination and Services for a planning review even

when it is known that no changes have been made in the City's master plan since the last such review.

Two knowledgeable estimates, separately given, placed the shortest application preparation time at between 10 and 15 uninterrupted work days by experienced and capable local officials. As a result, the City prepares applications for Federal assistance only on its most expensive projects.

In an effort to relieve some of the burden of applying for grants, Region III encouraged the City to combine three small projects into a single application. When the City did this and ran into difficulties with one of the three sites, it was faced with the choice of waiting for Federal funds until all sites were closed-out or of submitting an application for progress payments. The City decided to put off the receipt of Federal funds rather than to invest additional staff time in executing such an application.

An objective of detailed procedures — insuring that costs are not excessive — is largely vitiated when these procedures lead to delays during periods of quickly and steeply rising land prices.

Suggestions to Facilitate Administration

Several proposals were suggested by local and Federal officials in the City to simplify administrative procedures.

(1) It was suggested that the procedures used under HUD's urban beautification program be applied to open space. These procedures allow a city to submit a master plan and other general documentation, which is placed on file at the Regional Office. Amendments are forwarded. Specific project applications are submitted only with their directly pertinent data.

(2) The quarterly funding analysis which is used to rank applications for HUD assistance appears of questionable value with respect to open space in Region III where available funds tend to exceed the amounts allocated. (19 per cent of such funds were unencumbered during the final quarter of calendar 1968.) This funding analysis, which protects HUD in those politically sensitive programs with high Congressional involvement, was thought unnecessary for open space.

(3) City officials would prefer that Section 705 grant procedures be used for the 702 program as well. Even though Section 705 involves both site improvements and land acquisition, while Section 702 involves land acquisition almost exclusively, the 705 procedures are less complicated.

(4) A suggestion of a more minor nature was raised with respect to the payment forms supplied by HUD to municipalities. The form now in use has been made obsolete by subsequent legislative changes (it refers to the pre-1965 grant level, and also fails to include sections for reporting relocation payments and site development costs).

(5) The final suggestion relates to the lack of a coherent set of guidelines on open space procedures. The current reliance on a series of instructional letters, some of which have been superseded, makes it difficult for applicants to insure that they are complying with all of HUD's directives. A current and complete handbook detailing program requirements and procedures in a clear and concise manner would be a considerable improvement.

TENTATIVE FINDINGS RE WATER AND SEWER GRANTS

General Background

The City has had two HUD-assisted water projects: WS - 0014, with a total cost of $2,689,000, which was under construction as of April of 1969; and WS - 0025, with a total cost of $3,407,600, completed in September of 1968. The Federal share of costs for these two projects is $2,165,000, or approximately one-third of total costs.

There are a number of local factors which have an important bearing on the City's water and sewer needs and which have affected their approach to these needs. The topography of the area does not allow sewage to reach the retreatment plant by gravity flow, thus requiring the installation of pumping stations. Most of the City streets are laid out in a diagonal, rather than grid, pattern. This complicates the provision of water and sewer lines to serve the City.

The existence of large residential lots and the low population density in many areas poses another problem. It increases the installation costs per dwelling unit and, in many areas, precludes the use of municipal water and sewer lines. As a result, many of the City's residents have relied upon septic tank systems which they feel serve them adequately.

Hindering Factors Drawn from Atlanta's Experience

From an organizational standpoint, the Region III Office is not adequately staffed to handle the workload existent under the water and

sewer program. Most of the contact with local officials is handled by the Metropolitan Development Field Representatives, of whom there are four. These four individuals must each cover two of the States in Region III. Such an arrangement inhibits them from having a detailed knowledge of both the programs and the communities in their areas.

There also exist financial, planning and legislative complications. The uncertain funding and fierce competition for funds forces applicants to defer critically needed projects. There are inconsistencies among the requirements of the several Federal departments with water and sewer grant programs. Also, frequent legislative changes have added to the complexity of the program and have burdened applicants.

A specific example was given of the inconsistencies among the various Federal programs of this type. It involved the problem of balancing the policies of the Federal Water Pollution Control Administration (FWPCA) with those of HUD. HUD approval of a grant is dependent upon FWPCA approval regarding the treatment of sewage discharged from the system. It was felt that FWPCA was not flexible enough in granting such approval. This situation prevented the City from being eligible for a HUD grant to construct a sewer system, since the sewage treatment plant had not been constructed. The treatment plant was in the planning stage and was awaiting voter approval of the bond issuance.

A project in Fulton County coupled a HUD-assisted sewer system with A FWPCA-assisted sewage treatment plant. Since two Federal agencies were involved, both with differing wage-scale rates, labor animosities and management confusion resulted.

The fragmentation of governments in the City, coupled with the area-wide nature of the water and sewer problem, has also caused difficulties. Although the situation has not arisen yet, there is concern on the part of some local officials that a water and sewer grant will be rejected because it is not in conformance with the metropolitan regional plan. The possibility that a regional planning commission may veto the decision of an elected governmental body is a major point of concern to these officials.

TENTATIVE FINDINGS RE 221 (d)(3) NEW NONPROFIT HOUSING

The City has made extensive and successful use of the program in providing housing for moderate-income families under this sponsorship of nonprofit corporations. There are 11 projects in process, which will provide a total of 1,857 dwelling units. Four of these projects are in a stage of full occupancy.

The Mayor's Housing Resources Committee has stimulated interest in the program. Originally, nonprofit sponsors were to provide 13 per cent, or 2,184 units, of the Committee's total goal of 16,800 units. The possibility now exists for a total of 6,108 (d)(3) units.

There is general agreement in the City that the (d)(3) program has failed to meet its stated objective of providing housing for those whose incomes are above the maximum limits set for public housing eligibility but who are still unable to afford decent housing at market prices.

There are two general local conditions which create the greatest hindrance to the implementation of the 221(d)(3) program. The first relates to the scarcity of suitable zoned and affordable land for project sites which meet FHA standards. The second concerns the strong opposition of local residents to low-cost housing in their immediate neighborhoods.

Facilitating Factors as Drawn from Atlanta's Experience

(1) There exist many strong and capable local groups who are interested and generally skilled in the use of the (d)(3)

program. These include seven separate nonprofit organizations of a church or religious nature.

(2) These groups, including Negro churches, possess considerable financial resources.

(3) The local financial community is organized to provide interim financing.

(4) The Atlanta Housing Development Corporation, established by Urban America, Inc., and the Atlanta Chamber of Commerce, exist to provide access to skills and funds.

(5) Working with these nonprofit sponsors and others are local architects, consultants, and developers who are also experienced in the use of the program and are committed to solving the City's housing problem.

(6) The FHA Local Insuring Office, which is vitally involved in the (d)(3) program, is adequately staffed and capable.

Inhibiting Factors as Drawn from Atlanta's Experience

(1) The future status of the (d)(3) program is uncertain. Local sponsors/participants appear convinced that the new Section 236 of the 1968 Housing Act will replace 221(d)(3). While FHA officials, on the other hand, maintain that the 221(d)(3) program is still operable, local persons prefer the new Section 236. Their preference is based on the Act's provision that Sponsors can receive FHA-insured mortgage financing at one per cent interest for a term of up to 40 years, compared with financing at 3 per cent under 221(d)(3) The other reason for their preference is that the 236 program (unlike 221(d)(3)) can be utilized in the absence of either local official approval or the Workable Program requirement.

(2) There exists conflict between the approach of FHA officials and the objective of local groups involved in the program. FHA has been concerned almost totally with the economic soundness of those projects which it insures. For example, FHA must purchase the mortgage on any project which is foreclosed. In addition, statutory ceilings on allowable per unit costs place severe limitations on project design and construction. FHA's land appraisals, moreover, are consistently below the option prices obtained by prospective sponsors who are normally more willing than FHA to allocate a higher percentage of project costs to the land.

On the other hand, nonprofit sponsors and others directly involved in (d)(3) projects are motivated to solve more than the housing problem and have a strong concern about many other elements. These include: project design and its contribution to a decent urban environment; adequate day care and community centers; racial and economic integration of housing; and the provision of amenities, such as air conditioning and swimming pools, in low-income housing.

(3) This conflict between the production-oriented objectives of FHA and the social concerns of local persons and groups is manifested in the perceptions which local sponsors or participants have of the attitudes and practices of the FHA Local Insuring Office. These perceptions follow:

(a) FHA prefers dealing with business-oriented limited dividend sponsors, instead of nonprofit sponsors who consider aesthetic and social considerations as more essential than do the former;

(b) FHA tends to get too involved in project details, to the point of supplanting architect's and contractor's professional judgment;

(c) FHA's desire to reduce proposed construction costs causes delays which occur during periods of rising construction and money costs which may more than offset FHA-desired economies;

(d) FHA is conservative in accepting structural, mechanical, and electrical advances, as well as architectural and planning innovations already being utilized by the private sector, thus encouraging the more pedestrian and less competent practioners;

(e) FHA is hesitant to accept in-process upward adjustments to reflect unforseen construction difficulties, thus prompting contractors to err on the high side in their original estimates used to determine the amount of loan to be insured; and

(f) FHA shows reluctance to allocate the permitted 10 per cent of a (d)(3) project to non-resident uses. When FHA does so allocate, it nevertheless adopts a conservative approach to projected income from such non-residential sources.

(4) The requirement that a Workable Program be a condition of 221(d)(3) eligibility limits its potential use to the City within the SMSA since only the City has a Workable Program. But the dual problems of high land values within the central city and the lack of sufficient suitably zoned sites complicates the program within the City. While land values in outlying areas of the SMSA are more consistent with program cost limitations, zoning remains a major problem in these suburbs.

(5) The Negro community, led by the local NAACP, has refused to allow construction of 221(d)(3) high-density projects in locations where such projects would lead to an increase in racial concentration. Instead, the NAACP insists that white areas be rezoned for multi-family housing and that (d)(3) projects be constructed in these areas.

(6) The proliferation of nonprofit groups, some of which are not capable, concerned about the City's housing problem have created difficulties for the (d)(3) program. In the first place, these groups compete for available sites and funds. Some of these nonprofit sponsors, failing to foresee difficulties which may arise during the processing of an application, tend to take short-term options and thus must seek option renewals which are frequently obtained at higher prices.

(7) Some nonprofit sponsors are generally poor business managers of (d)(3) projects since they lack adequate realty and accounting skills. Successful project management has been obtained by having professional realty firms, including particularly those which are Negro-owned and operated, act as management and rental agents.

(8) FHA and HUD policies display a certain paradox. FHA says a city must displace enough families to make a market survey demonstrate a need for additional housing, while HUD maintains that more relocation housing must be built before it will approve new urban renewal applications.

TENTATIVE FINDINGS RE TURNKEY HOUSING

City Preference for Turnkey over Conventional Public Housing

Responsible City agencies, particularly the Atlanta Housing Authority (AHA), prefer turnkey to conventional public housing. Turnkey places the principal onus on the developer to find the site and clear obstacles. Since site selection is the primary problem facing public housing in the City, turnkey's emphasis on the role of the developer, particularly in regard to site proposal, is thought to be helpful to the AHA. Less community opposition might arise to a developer's purchase of a site than to the AHA's purchase of the same site.

This reduction of community opposition relates not only to site selection. It is also involved in a general community preference for a type of public housing process which involves the private sector more intensively than does conventional public housing.

Turnkey is preferred also because it reduces the amount of AHA staff time. The very nature of the turnkey process permits less detailed work and reporting on the part of the AHA.

The turnkey process is more palatable to local political leaders, largely as a product of the above factors. It sometimes permits the private developer to negotiate more successfully than the AHA with the aldermanic board in regard to site facilities. Although this may only be true at certain times, the fact that AHA perceives

it as factual is one more reason why turnkey is favored over conventional public housing.

AHA Role in Turnkey

Compared to the situation in other Region III cities, the AHA has been participating in the turnkey program since the latter's earlier period. Along with this early participation, the AHA has developed a general knowledge and capability regarding the turnkey program. Quite recently, the AHA, with the addition of a staff man as a turnkey expeditor, has been aggressive in expediting a turnkey project once it has begun.

On the other hand, the AHA role in turnkey has been essentially more passive than in conventional housing, particularly in regard to the initiation of a particular turnkey project. This is attributable to the primary factors. The first relates to the nature of the program itself, which places primary — but certainly not exclusive — responsibility and initiative upon the private developer. The second factor pertains to the AHA's willingness to remain passive not only in the site discovery stage but also during the important and controversial rezoning stage when such is required.

Facilitating Factors as Drawn from Atlanta's Experience

Based on Atlanta's experience with eight turnkey projects (none of which are completed), certain generalizations may be made as to facilitative factors when compared to conventional public housing. The fact that the developer must come forth with the site adds to the

number of persons and groups looking for sites. And the larger number of people involved sometimes yields better sites than is the case with conventional public housing.

The fact that developers generally prefer turnkey due to the greater flexibility in design and construction, coupled with the incentive feature of turnkey, generally results in a faster process than conventional public housing.

Within certain limits, since 1967 the Mayor's Housing Resources Committee has been a facilitating agent in regard to zoning changes and private developer involvement.

Inhibiting Factors as Drawn from Atlanta's Experience

Seven factors can be identified as inhibiting the turnkey technique as applied in the City.

(1) The primary problem is site selection, which includes high land costs, lack of adequate zoning, utilities, and municipal services. These difficulties, attendent to site selection, are, of course, not unique to the City. Nevertheless,its importance is illustrated by the fact that the City's public housing unit reservation, including turnkey, exceeds its utilization rate.

(2) Most sites that are suitable are in Negro-concentrated areas. This results in disputes concerning zoning of proposed sites. Negro groups, concerned with solving more than the housing problem, oppose these proposed sites. Also, the Inter-Group Relations Section of the Regional Office of HUD has opposed sites which would tend to increase the racial concentration.

(3) If a site is located outside of the Negro concentrated areas, then zoning is once again an issue as certain white and Negro groups oppose rezoning for low-cost apartment complexes. With such group and neighborhood objections, the board of aldermen is often quite reluctant to rezone suitable land.

(4) Since turnkey originated as a HUD-devised experiment lacking the usual legislative base, HUD (Washington) has been excessively sensitive and cautious in regard to the management of the program. This is exemplified by overly detailed administrative safeguards to preclude developer windfalls. Two examples are illustrative of this point. The original turnkey regulations allowed the local housing authority to select the developer subject to later HUD Regional approval. The new Federal regulations, however, require the involvement of the HUD Regional Office at all stages of developer selection. Another example is the fact that the original turnkey regulations permitted simultaneous land appraisals and construction cost estimates, allowing the total price of the project to be determined at a single conference. But the new Federal regulations require separate land and improvement conferences, with each conference preceded by appraisals or estimates.

(5) Labor shortages in construction trades have delayed completion of projects.

(6) The original Federal time schedule of 28 weeks for a turnkey project (until construction begins) was not realistic. A one-year interval between the letter of intent and contract of sale is not unusual.

(7) Since many of the turnkey projects involve brokers, a middleman is added, thus increasing project cost. Turnkey costs tend to run as high, if not higher, than conventional public housing costs.

ATLANTA PANEL

(Revised and Final)

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Alexander, Cecil	Chairman, Mayor's Housing Resources Committee; Architect
Allen, Ivan, Jr.	Mayor, City of Atlanta
Armstrong, Thomas	Assistant Regional Administrator for Metropolitan Development, HUD, Region III, Atlanta, Ga.
Bennett, Glenn	Executive Director, Atlanta Region Metropolitan Planning Commission
Boggs, Gilbert H.	Director of Housing Atlanta Housing Authority
Bystry, Matt	General Manager, Whiting-Turner Construction Company
Cameron, John	Engineer of Sewers, City of Atlanta
Clark, Charles	Low and Moderate Income Housing Division, FHA, Region III, HUD
Cleaveland, Clinton B.	Planner-Consultant, Eric Hill Associates, Atlanta, Ga.
Cleghorn, Reese	Southern Regional Council (formerly on editorial staff of Atlanta Journal)
Cunningham, Robert	Low and Moderate Income Housing Division FHA, Region III, HUD
Delius, Jack C.	Park and Recreation Director, City of Atlanta
Dismukes, Lewis L.	Associate, Eric Hill Associates, Inc.
Drumond, Eddie	Managing Partner, Wiedman and Singleton, Engineers
Egan, Michael	State Representative, Fulton County Delegation, Lawyer, Atlanta, Ga.
Fare, Lee	General Superintendent, W. H. Weaver Co.

Fonts, Larry	Director of Planning, Fulton County
Gilbert, James	Low and Moderate Income Housing Division, FHA, Region III, HUD
Gladin, Collier	City Planner, City of Atlanta
Griggs, Mrs. Mandy	President, Tenants United for Fairness
Gruber, Bruce	Housing Intern, Urban America, Inc.; Staff Member, Foundation for Cooperative Housing, Atlanta, Ga.
Harrison, Clark	County Commissioner, DeKalb County
Hooks, Cary S.	Director, FHA Insuring Office, Atlanta, Ga.
Jett, Julian	Turnkey Area Coordinator (Georgia and Florida), H.A.A., HUD, Region III
Johnson, Dennis	Metropolitan Development, Region III, HUD
Johnsten, Allen	Director of Planning, DeKalb County
Jones, Col. Malcolm D.	Director, Mayor's Housing Resources Committee, Atlanta, Ga.
Labourer, Jacques	Partner, Eric Hill Associates, Inc.
Lacey, Alex	Dean of Urban Life Studies, Georgia State College
Landers, Earl	Administrative Assistant, Office of the Mayor, City of Atlanta
Logan, Carl	Director of Intergovernmental Relations DeKalb County
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MacDonald, Turner	Public Works Director, Fulton County
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McMillan, Anne	Associate, Research Group, Inc., Atlanta, Ga.
Mendonza, Don	Administrative Assistant, DeKalb County

Miller, James	Turnkey Expeditor, Atlanta Housing Authority
Mines, James	FHA, Region III, Atlanta
Muldawer, Paul	Architect, Firm Muldawer and Patterson, Atlanta, Ga.
Nixon, Ray A.	Director of Public Works Department, City of Atlanta
Patterson, James	Architect, Firm Muldawer and Patterson, Atlanta, Ga.
Purcells, Lester	Associate Executive Director, Atlanta Housing Authority
Respess, R. W.	Deputy Director of Public Works Department, City of Atlanta
Robertson, Lyman	Turnkey Coordinator, H.A.A., HUD, Region III
Robinson, James	President, Urban East Housing Consultants, Inc., Atlanta, Ga.
Sams, John	Field Representative, North Carolina, Program Coordination and Services
Sams, J. Ed	Associate Chief Civil Engineer, City of Atlanta
Satterfield, M. B.	Executive Director, Atlanta Housing Authority
Satton, Robert L., Jr.	Senior Engineer, Fulton County
Sharman, W. S.	General Manager, Water and Sewer, DeKalb County
Sims, Ed	Development Coordinator (N.C. and S.C.) H.A.A., HUD, Region III
Smoak, Joseph	Production Director, Housing Assistance Administration, HUD, Region III
Steinichen, John	Planning Consultant, Chairman, Board of Trustees, Interfaith, Inc., Atlanta, Ga.
Sweat, Dan E.	Director of Governmental Liaison, City of Atlanta
Watkins, Robert	Executive Director, Atlanta Housing Development Corporation, Atlanta, Ga.

Watly, Louise	Public Housing Tenant; Vice-President, Tenants United for Fairness, Atlanta, Ga.
Weir, Paul	General Manager, Water Department, City of Atlanta
Wells, Gene	Production Representative, H.A.A., HUD, Region III
West, Harry A.	Acting County Manager, Fulton County
Williams, W. E.	Associate, Wiedman and Singleton, Engineers
Williamson, Q. V.	Alderman, Ward 3, City of Atlanta; President, Williamson Realty Co.
Willingham, Jack	Field Representative, Georgia, Program Coordination and Services, Region III, HUD
Wood, Kathy	Member, Atlanta Metropolitan Housing Conference

Opposition

Admin in a Broad Sense

221 d3 vs. 236

1934 Pub Housing

236

221 d3

d4

4 Areas defeat Progress

No Funding Money - Federal Allocation

#236 (A) No Funding

" Insurance

(2) (B) Taxes

Unfair to tax Non Profit Corp as Profit Motivated Corp,

(2) Regulatory - Cannot be sold to Profit Corp

(3) Utility Charges

Water

Light

Gas

Same rate to prov.

(4) Rural 236 MIT should be used.

Thorpe Conflagration of FHA Valuation Tax

Zon

$10,000 Land Appraised $8,000

Northern

Mrs Carey Conflick

Mr Otis Thorpe

Mrs Louis Whatley

del Jutas

Silverman

Warren

~~Mr~~ Associate County Commissioner of Georgia

Project Design

from Perspective of Community

How to

1. 221d3
2. Turnkey
3. Open Space
4. Sewer & Water

Maximize Advantages

Reaction of Pilot Research Design

* Interview Schedule

Constituent Group. — Consumers - Target Groups -

7 cities

① Atlanta

② Durham N.C.

③ Phil Baltimore -

Sea

Cuban

③ Rochester, N.Y.

John P. Roblin
3006 Jamestown Road
Hattiesburg, Mississippi 39401
September 28, 1971

MEMORANDUM

TO: Rural Affairs Committee Members:

This letter is to apprise you of preliminary plans for the Rural Affairs committee. It is deeply hoped that you will register your opinions concerning the plans as quickly as possible. In writing to me, please note the new address. Also, since I am retiring from employment within OEO and government programs, I would like to ask you to send a copy of your response to the committee co-chairman, W. Dean Jones, 302 Main Street, P.O. Box 87, Tell City, Indiana 47586.

We are proposing a meeting of the committee while inviting all interested Rural constituent:

Time: Late November
Place: St. Louis, Missouri; Kansas City, Missouri; Dallas, Texas; or New Orleans, Louisiana.
Meeting Structure:
1. Two days in length.
2. General Session to open and to close the meeting.
3. Seminars geared to issues - intended result here would be not just positions, but action agendas. Example: How can Rural people get housing information? One answer would be RHA.
4. Proposed issue topics for the meeting:
   - .1 Shift in Economic Base from Agriculture to (?) - (Economic Development)
   - .2 Housing
   - .3 COOPS/ Industry
   - .4 Social Services
   - .5 Disparity of dollars for Rural -vs- Urban
   - .6 Absence of Rural experience on the part of Federals, including OEO
   - .7 Revenue sharing

Please give us your reactions to the above. Additionally, please note resource persons who could be brought in around the issues, but <u>list only those who can come at no cost to us</u>.

Looking forward to hearing from you soon.

Sincerely yours

John P. Roblin

John P. Roblin

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The following is a report on a conversation between Mr. and Mrs. Harry Wiersema, Jr. and Mr. Bob Crownover on August 18, 1966, in Mr. Crownover's office at the Nashville Housing Authority.

I. Written from memory immediately after conversation:

Impressions: Crownover was very aggressive and hostile. He deliberately misconstrues what you are saying, gives sarcastic answers, and constantly asks for the names and addresses of cases we told him about. Because of his attitude toward us, we were not about to give him anyones name. I personally feel that he might be prejudiced against people that we referred to NHA or to him. Very uncooperative.

We told him that we were after information such as which projects have the highest turnover, the longest waiting lists, etc. Our reasons for wanting this information were because we did not want to mislead people whom we might advise concerning public housing. We also suggested that a map of the city showing the location of every public housing project and the schools nearest them would be helpful for people to see when they were making application.

Crownover said he would not give us that kind of information, that his staff was more capable of handling questions related to the projects, that we didn't know enough to advise anybody. He said that they would not deal with a second party and to have anybody with questions to call the housing authority and they would answer their questions.

Some of his statements were like this:

"Who are these people you talked to?"
"Don't you know their names?"
"Our policies are made by a board of directors and the federal government. . .No you can't see the policies. . .they don't have to be written policies. They are confidential."
"This is your third time over here, Harry. We won't work with any groups that we don't think are constructive. . . It's our decision what is construction."
"We're interested in the individual. All you're interested in is integration."
"Give me her name and we'll talk to her. We won't work through a second party."
"I'd take a long hard look at any applicant that was asking a lot of questions."
"All you want to do is to integrate the projects."

II. At this point I (Mrs. Wiersema) began to take detailed notes.

Crownover: "Some of your people were here asking the same questions the other day."
Harry: None of our people have been here. We only have 3 staff members and a secretary.
Crownover: Well, they asked the same questions you are asking, and a couple of them admitted that they were communists.
Mrs. W.: Who were they?
Crownover: I don't know, but they were communists. Do you have communists in your organization?

We explain what the TCHR is and the kinds of people who are members, who our presidents, who the president elect is, etc.

Harry: You say two of them were communists? The FBI's latest report says that there are only two communists in the whole state. It's interesting that they both should be in Nashville."

Crownover: Well, they might not have been card-carrying communists, but they were communists and they asked the same questions you are asking.

Mrs. W.: Are you saying that because we are for integration that we're communists?"

Crownover: I'm saying that they were communists and they asked the same questions. Do you exclude communists from your organization?

Harry: We don't know of any Tennessee Council members who are communists. We've never met a communist to our knowledge.

Crownover: You should have seen those two over here. Do you exclude communists? Is there a question on your membership application?

Harry: It is not on the membership application. I do not know if the question has ever been brought up. I don't know if there is anything in our constitution or by-laws about it, but if you are interested we can look it up and let you know.

Crownover: It's not in your charter. I've read it already.

Mrs. W.: Do you have communists in the housing projects?

Crownover: I don't know.

Mrs. W.: Is there a question on your application about it?

Crownover: No, but there used to be. We had to take it off.

Mrs. W.: Are you trying to accuse us of being communists?

Crownover: All I'm saying is that you are asking the same kind of questions those communists asked.

Mrs. W.: Let's go, Harry, this is absurd.

Harry: Well, Bob, thank you for your time.

passed Aug 28, 1966

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RESOLUTION

WHEREAS, the Nashville Housing Authority has begun the acquisition of property for the purpose of achieving the plan and goals of the Edgehill Urban Renewal Project; and

WHEREAS, the study reveals that fifty-five per cent of the site occupants are home owners and that because of the low level of income, eighty per cent of all Project residents are eligible for public housing; and

WHEREAS, the appraisals of properties within the boundaries of the Project are substantially lower than comparable properties outside the Project site area; and

WHEREAS, the available supply of housing is geared to middle and upper class income, and inadequate by reason of price to achieve the standards and goals of the urban renewal Plan, and does not meet the housing needs of the people within the area; and

WHEREAS, there is not, in fact, an adequate supply of housing available for the purpose of relocating the families within the area and achieving the goals and standards of the Program,

THEREFORE, be it resolved by the Edgehill Citizens Organization; the Nashville Branch, NAACP; Tennessee Council on Human Relations; Nashville Christian Leadership Council; Tennessee Commission on Human Relations:

1. That the Board of Commissioners of the Nashville Housing Authority be, and is hereby, petitioned, to direct its staff to cease and desist from the acquisition of properties where it has not demonstrated its ability to relocate site occupants in dwellings suitable for their needs and at prices or rentals within their means.

2. That a committee be formed of representatives from the Edgehill Citizens Organization; the Nashville Branch, NAACP; Tennessee Council on Human Relations; Nashville Christian Leadership Council; Tennessee Commission on Human Relations, and such other persons as the committee may select, to make studies and take action of its own initiative to obtain the desired goals of fair housing for all citizens.

3. That letters be sent to the Department of Housing and Urban Development and the U. S. Civil Rights Commission, stating that the urgency of the situation demands an immediate investigation of the Edgehill Urban Renewal Project, and urging that the investigations include interviews with councilmen, civic and private organizations, and citizens who are involved in Edgehill Urban Renewal.

4. That copies of this Resolution be sent to Metropolitan Nashville Mayor C. Beverly Briley; Board of Commissioners of the Nashville Housing Authority; Metropolitan Council of Nashville - Davidson County; Mr. Bruce Wedge, Regional Director of the Housing and Home Finance Agency; Mr. Robert C. Weaver, Director of the Department of Housing and Urban Development; Senators Robert Kennedy and Abraham Ribicoff, U. S. Senate Government Operations Subcommittee.

Resolved this 26th day of August, 1966.

Rev. Kelly M. Smith, Vice-Chairman
Edgehill Citizens Organization

Mansfield Douglas, III, President
Nashville Branch, NAACP

Baxton Bryant, Executive Director
Tennessee Council on Human Relations

Rev. Andrew White, President
Nashville Christian Leadership Council

Mark S. Israel, Executive Director
Tennessee Commission on Human Relations

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5 Units Protest Relocation

Sept 1962

[illegible] Displaced

[illegible] Commission on [illegible] joined four [illegible] in protest [illegible] relocation [illegible] by the Edgehill Urban Renewal Project.

A joint resolution signed by [illegible] of the five [illegible] for the Nashville [illegible] Authority to "waste and [illegible] from neighboring property within the project without providing "adequate" relocation [illegible] at reasonable prices.

[illegible] is, in fact, an adequate supply of housing available for the purpose of relocating the families within the area," the resolution said, and "the apparent of properties within the boundaries of the project are substantially lower than comparable properties outside the project site area."

JOINING WITH the state agency in the protest were the Edgehill Citizens Organization, the Nashville branch of the NAACP, the Tennessee Council on Human Relations, and the Nashville Christian Leadership Council.

Gerald Gimre, NHA executive director, said the housing authority received a copy of the resolution but would have no official comment on the charges until after the board meeting next Tuesday.

"We don't know exactly what [illegible]," he replied when asked for comment. "We had better wait until we know what we are going to say."

Gimre said the NHA "may be contacted" by other persons to whom copies of the resolution were sent.

THE JOINT resolution also asked that:

- A committee be formed of representatives from the five organizations signing the resolution "and such other persons as the committee may select" to make studies and take action of its own initiative to obtain the "desired goals of fair housing for all citizens."
- Letters be sent to the Department of Housing and Urban Development and the U.S. Civil Rights Commission stating that the "urgency of the situation demands an immediate investigation of the Edgehill project."
- Copies of the resolution be sent to Mayor Beverly Briley, the NHA board of commissioners, Bruce Wedge, regional director of the Housing and Home Finance Agency, Robert Weaver, HUD director, and to Senators Robert Kennedy (D-N.Y.) and Abraham Ribicoff (D-Conn.), members of the U.S. Senate government operations subcommittee.

The resolution complained that the available supply of housing for relocation purposes is geared to "middle and upper class income." By reason of price, the housing is inadequate to achieve the standards and goals of urban renewal, the resolution said.

It further stated that 55 per cent of persons in the project area are homeowners but due to the low level of income, 80 per cent of all project residents are eligible for public housing.

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a vacation in Rome.

Don't Sell, Edgehill Homeowners Told

Four organizations representing citizens of the Edgehill area drafted a resolution yesterday urging homeowners affected by the Edgehill Urban Renewal Project to refuse to sell to the Nashville Housing Authority until after a compromise has been reached.

More than 250 persons packed the South Street Community Center to hear the controversial project discussed.

Representatives of the Tennessee Council on Human Relations, the National Association for the Advancement of Colored People, the Nashville Christian Leadership Conference and the Tennessee Commission on Human Relations attended the meeting.

COUNCILMAN Mansfield Douglas III, president of the Nashville chapter of the NAACP, said the homeowners were being urged to refuse all offers from the NHA "until our problems have been solved."

PAGE PARTIALLY ILLEGIBLE

RESOLUTION

BE IT RESOLVED THAT,
The residents of the Edgehill area who have been approached by the Nashville Housing Authority, or who will be approached by said Authority, with an offer to purchase their property, refuse to sign any documents until they are satisfied that the problems raised in the prior resolution, and the problems presented this date, have been resolved.

BE IT FURTHER RESOLVED THAT,
The Nashville Housing Authority is hereby requested to refuse to use any real estate dealer who is among those who signed a recent newspaper advertisement, advocating defeat of the Open Housing Section of the 1966 Civil Rights Act. It is further requested that a roster of said realtors be made available to the Edgehill Committee.

BE IT FURTHER RESOLVED THAT,
The possibility of legislation be explored in order to prevent the use of such realtors as described above in any program operated with federal funds.

BE IT FURTHER RESOLVED THAT,
The Nashville Housing Authority is requested to re-organize their total Citizens Advisory Board to the Commission, placing on that Board people who represent the community, and organizations concerned with the problems of people in the community.

BE IT FURTHER RESOLVED THAT,
The Edgehill Committee urges the appointment of Miss Helen Corbitt to the Board of Commissioners, to fill the vacancy created by the resignation of Allen D. Willis.

Resolved this 11th day of September, 1966.

Mansfield Douglas III

Mansfield Douglas, III, President
Nashville Branch, NAACP

Kelly M. Smith

Rev. Kelly M. Smith, Vice-Chairman
Edgehill Citizens Organization

Baxton Bryant

Baxton Bryant, Executive Director
Tennessee Council on Human Relations

Andrew White

Rev. Andrew White, President
Nashville Christian Leadership Council

Mark S. Israel

Mark S. Israel, Executive Director
Tennessee Commission on Human Relations

Elizabeth Tomes

Mrs. Henry Tomes, Board President
South Street Community Center

Bill Barnes

Rev. Bill Barnes, Pastor
Edgehill Methodist Church

Hibbard Thatcher

Hibbard Thatcher, Representative
Nashville Community Relations Council
Housing Committee

Lou Silberman

Dr. Lou Silberman, President
Nashville Community Relations Council

POINTS TO BE MADE

September 13, 1966

THE EDGEHILL COMMITTEE AND THE NASHVILLE HOUSING AUTHORITY

General Concerns:

People are more important than property. This program, with its tremendous social implications, must give highest importance to human values.

The Urban Renewal Program must aim toward increasing racial residential inclusion, rather than racial isolation. The NHA must accept and carry out its responsibility to promote integration. Too much emphasis is placed on public housing. Home ownership should be encouraged.

The NHA must be accountable to the citizens of Edgehill, represented by the Edgehill Committee, for all phases of urban renewal.

Specific Requests:

1. Prices awarded site residents should be based on actual replacement costs.

2. Negro appraisers should be hired.

3. NHA should refuse to do business with real estate firms which discriminate, including those which sponsored the newspaper advertisement opposing the federal fair housing bill.

4. NHA should refuse to do business with the members of the Nashville Real Estate Board until Negroes are invited to be members.

5. Information on the housing to which site residents move should be furnished to the Edgehill Committee.

6. The list of the members of the Citizens Advisory Committee should be furnished to the Edgehill Committee.

7. A copy of the Workable Program should be furnished to the Edgehill Committee.

Housing Subject For Workshop

Donald Gimre, executive director of the Nashville Housing Authority, discussed the occupancy of Nashville's various public housing units Saturday at a workshop sponsored by the Nashville NAACP at St. John's AME Church.

Gimre said integration at the NHA units has proceeded "very quietly and very well."

He indicated that at the Levy and Sudekum housing projects, two formerly all-white units Negro occupancy is now more than 50 per cent.

Gimre said the occupancy turnover in the NHA's 11 public units is over 100 families each month. A larger number of whites than Negroes are represented in this figure, he added.

Gimre said the NHA's next public project will be located around the Douglass Park area in East Nashville. He said it will consist of 237 very large units with up to six and seven bedrooms for very large families.

The Rev. Baxter Bryant, director of the Nashville Human Relations Council said the problem of human relations today is the problem of communication. "A lot of people are missing the boat because they are talking and not communicating."

He accused some employes in federal service of "doing only enough under the Civil Rights Act to save their jobs . . . their hearts are not in it."

Bryant said other federal employes went out and tried to enforce the civil rights guidelines and got "knocked around" but the "liberal community didn't go to their rescue."

He expressed the opinion that our worst days (in the area of integration) are ahead of us."

William Boswell, director of the youth anti-poverty division of the Metro Action Commission, said last year the division was instrumental in getting 78 young people to return to school.

He said each month the division obtains a list of school dropouts from Metro school headquarters then makes door-to-door contacts of these young people to inform them of opportunities available through his division.

Boswell stressed that the division's interest is the same for Negro as for white people.

The workshop's theme was "To Fulfill These Rights." Among its other speakers were Pat Malone, regional director, U.S. Department of Labor; Henry Burnett, Tennessee Department of Employment Security; Mrs. Camillia Caldwell, Metro Commission of Welfare director; Mahlon Griffith, Tennessee Department of Personnel; and Frank Cook, Office of Economic Opportunity.

Members of the sponsoring committee were the Rev. Peter G. Crawford, chairman, the Rev. J. F. Grimmett, the Rev. E. M. Alcorn, the Rev. Henry A. Belin Jr., Mrs. C. E. McGruder, Mrs. Jamye C. Williams, the Rev. Joseph R. Reid, the Rev. Charles Winfrey III, M. G. Blakemore, and Mansfield Douglas III, NAACP president.

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NHA Vows Edgehill Help

By FRANK RITTER

The Nashville Housing Authority, after hearing complaints that homeowners in the Edgehill area are being grossly mistreated, promised yesterday to help "in any way possible" to solve the problem.

At a meeting between the authority, residents of Edgehill and various civil rights groups here, numerous persons expressed displeasure with the way the Edgehill Urban Renewal project is being handled.

It is the responsibility of the housing authority to provide adequate housing for families to be relocated by the project, said Councilman Mansfield Douglas.

"BUT, TO DATE," Douglas added, "there has not been a plan of relocation submitted to the citizens of this area, nor to my knowledge the Metropolitan Council. We say, unequivocally, that there is not adequate housing available in which to relocate persons who will be displaced."

T. Scott Fillebrown, chairman of the authority's board of commissioners, said improvements in the Edgehill area "will cause some inconvenience to some people," but added:

"You can be assured that the inconvenience will be kept to a minimum and the property rights of all concerned will be respected and protected."

Several civil rights groups have protested that the housing authority is displacing persons in connection with the urban renewal project without first providing adequate housing for them elsewhere.

FILLEBROWN denied this yesterday and said:

"According to our information, we are doing a pretty good job in this area. We feel we are working in a way that is fair. But we always welcome complaints and we will investigate each that is brought to our attention."

One Edeghill area homeowner Lysanders Hadley of 813 South St., complained at length about the urban renewal project and his comments were typical of those expressed by many Edgehill residents present at yesterday's meeting.

"I want to know," Hadley said, "if I will get enough out of my home, if the housing authority takes it, to go out and buy another home. I'm retired. 65 years old, and I've lived there for 45 years.

"I'LL BE IN a bad shape if they give me $4,000 and I have to go out and spend $10,000 to get indoors. They'll be leaving me outdoors and in debt. I don't like that."

Fillebrown promised to help Hadley "in any way possible" to solve his problems. So far, no offer has been made to the man for his home, but it will be purchased eventually by the authority, probably next spring.

The board of commissioners was also presented with complaints from other residents in the area. Among them were:

- Mrs. Nadine Ensley of 1028 Vernon Ave., who complained she was "almost forced to sign" to sell her property to the housing authority.
- Mrs. Harvey Gee of 1802 20th Ave., S., who complained:

"What makes somebody decide that just a market price is fair to us? If we are having our property taken, I say market value is not enough. It must be more than that."

The point raised by the complaint of Mrs. Gee was discussed at length yesterday and seemed to represent the source of a great deal of discontent in the Edgehill area.

Several spokesmen for the civil rights groups present pointed out that the housing authority now pays a "fair market price" for homes purchased in connection with urban renewal projects.

"But the person who sells his home," Councilman Douglas said, "does not receive enough to buy him another home in another area, of comparable standards."

THE HOUSING authority should consider paying these people a price based more on the cost of relocation. How much will it cost to relocate this person in a house of comparable standards in another neighborhood?"

Fillebrown replied that he was not certain whether this was legally possible but added that he would check to make sure.

"If we can't successfully relocate people," Fillebrown told the group, "then we will not purchase their property. I can assure you of that."

NASHVILLE TENNESSEAN SEPT. 29, 1966

Briley Appoints Permanent Human Relations Unit

(Continued from Page One)

Dr. Foy Valentine, 460 James Robertson Blvd., director of the Christian Life Commission of the Southern Baptist Convention.

Max DeHaven, president of the Nashville Labor Council, AFL-CIO.

Rabbi Randall Falk, 5015 Harding Road.

The Rev. J. F. Grimmett, 841 Acklen Ave.

Appointed to three-year terms were:

Greenfield Pitts, 401 W. Brookfield Drive, an executive at Harveys Department Store.

Edward J. Shea, executive vice president of the Nashville Area Chamber of Commerce.

Dr. G. J. Tarleton Jr., 1714 Windover Drive, a physician.

The Rev. Andrew White, 1621 Haynes Meade Circle.

Dr. James R. Lawson, acting president of Fisk University.

ALL OF THE appointments are effective Oct. 1.

The names will be submitted to the council at its meeting Tuesday.

Appointment of the commission makes Nashville the only major city south of Louisville with a permanent agency as part of the local government to work in the field of human relations.

The commission replaces the advisory committee which Briley appointed more than three years ago.

"THE ADVISORY committee has done an outstanding job and all of us are grateful for its many contributions," Briley said. "The fact that it has been successful is attested to by the fine relations which exist between the citizens of this community."

The permanent commission was authorized by an act of the council. Briley has spent the past several months in the selection of this first commission.

The agency has the authority to employ a staff. However, it must first meet and organize and determine what it will require in the way of a budget to operate on during the remainder of this fiscal year.

The mayor said he felt the government had sufficient funds in its contingency account to meet the budget needs of the commission.

THE GROUP IS not expected to organize until after the appointments have been ratified by the council.

Once it employs a staff, the commission has broad authority to investigate complaints of discrimination. The ordinance creating the agency is patterned after one in Louisville which has had a commission on human relations for several years.

The act creating the commission limited its life to five years. At the time of its passage, however, councilmen indicated its life would be extended if there was a need for the agency at that time.

Several councilmen expressed the hope Nashville would make so much progress in the field of human relations over the next five years that the commission would not be required after that time.

Briley expressed confidence the permanent commission "will build on the good which has been accomplished here."

Officers for the commission will be named at the organizational meeting. Briley named acting officers in order to accommodate the group in its first meeting.

Briley Appoints Relations Group

By WAYNE WHITT

Mayor Beverly Briley announced yesterday the appointment of a permanent 15-member Metropolitan Human Relations Commission.

"In my nearly four years as mayor of Nashville-Davidson County I have not been called on to appoint a more important group than this," Briley said in announcing he had forwarded the appointments to the Metropolitan Council for ratification.

"I have spent months selecting these citizens to serve on this agency, and I have consulted with literally hundreds of persons about the selections," he said. "The commission I have named is representative of all walks of life in this community."

NAMED TO one-year terms were:

Dr. Edwin H. Mitchell, 2403 Underwood St., a physician, to be acting chairman.

James F. Neal, attorney and former U.S. district attorney general, to be acting vice chairman.

Robert J. Warner Jr., an attorney and chairman of the mayor's advisory committee on human relations, to be acting secretary.

Mrs. C. M. Hayes, 2519 Heiman St., a housewife.

James C. Barbour, 240 Ensworth Ave., an executive at Equitable Securities Corp.

Appointed to two-year terms were:

Cecil Branstetter, an attorney.

(Turn to Page 5, Column 1)

Foy Valentine
Baptist official

Mrs. C. M. Hayes
Housewife

James R. Lawson
Fisk president

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James F. Neal
Attorney

Randall Falk
Rabbi

J. F. Grimmett
Minister

Edward J. Shea
Chamber of Commerce

Greenfield Pitts
Harveys executive

Max DeHaven
Labor official

Andrew White
Minister

G. J. Tarleton Jr.
Physician

Cecil Branstetter
Attorney

James C. Barbour
Businessman

Edwin H. Mitchell
Physician

Robert J. Warner Jr.
Attorney

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Americans Seen Shadowing Selves

By GY RANSEY

GATLINBURG, Tenn. (AP) — Americans still see themselves as the center of the universe and the rest of the world as gray, anthropologist Margaret Mead said.

She also told nearly 100 science writers from around the nation that huge cities are inviting trouble from poorer immigrants "by teaching them how to become slum dwellers."

Speaking on "war and aggression" Miss Mead rejected what she called the extremist views of man's future — that he is doomed to extinguish himself in war or that he is born innocent and somehow will muddle through.

THE HUMAN race carries both good and bad tendencies and is extraordinarily flexible and adaptible, she said.

"People can shape their aggressive tendencies into many molds — not necessarily war," she said. "Any group can skip any stage of development and borrow what it wants from another civilization."

In an interview, Miss Mead also declared the Viet Nam war is merely a brushfire that will burn itself out rather than start World War III.

"For the first time in our civilization, war doesn't pay," she said. "Man devised war for gain. There is nothing to be gained by war today."

SHE SAID Americans always seem to search for another team to compete with in the world league.

"That's the real cause of our rivalry with Russia," she said. "After World War II, the Germans were beaten, the British were fading and the Russians were the only ones left for a contest."

As for China, she said, "it is too big, too old, too unmanageable . . . but maybe it will be next on our list."

"When China has both hydrogen bombs and cities they don't want bombed, they will feel much more secure," Miss Mead said. "Right now, they are nervous."

TURNING TO domestic problems, she said middle and upper class whites are failing to teach less sophisticated inhabitants how to live decently in crowded cities.

She advocated a kind of massive "welcome wagon" approach to the poor, combined with deliberate construction of attractive housing projects, an estimated cost at "quite a few billions."

Bussing white children to Negro schools, Miss Mead said, "is one of those horrible extemporaneous attempts" that does nothing but spill some children in worse schools.

"Northerners are afraid of the physical presence of newcomers who are different," she said. "Southerners are not afraid of physical but of social contact."

Tenn. 11-2-66

Edgehill Group Seeks U.S. Aid

By W. A. REED JR.

Civil rights groups and Edgehill residents voted yesterday to call in federal housing officials from Washington to help the area solve its problem with the Nashville Housing Authority over the Edgehill Urban Renewal Project.

The group also voted to set up committees of attorneys to oppose any property sales which are considered "unsatisfactory" for area homeowners.

The 150 persons attending a mass meeting at South Street Community Center to find ways to deal with the projects problems also voted to:

- Call a mass meeting soon of all area homeowners to discuss the renewal situation.
- Enlist the aid of all Nashville civil rights agencies to help in the situation.
- Take steps to halt federal funds for the project if other action fails.

IN A telephone interview last night, Charles Hawkins, director of urban renewal for the housing authority, said the board had met previously with the area representatives and was working to solve the differences.

"We are seeking to carry out the project as best we can," Hawkins said. "We welcome these comments and criticisms, especially in specific cases, because it lets us know of any discrepancies that may have occurred so they can be corrected."

The civil rights groups and area property owners have complained that area residents are being displaced by the project before adequate provisions are made for their relocations and that "unsatisfactory" prices are being paid for property.

AT YESTERDAY'S meeting Mansfield Douglas III, a city councilman and president of the Nashville chapter of the NAACP, said the housing authority is failing to comply with the fair housing provision of the 1964 civil rights bill.

This violation, Douglas said, gave residents affected by the project "the right to take action to halt federal funds."

Douglas said, however, that he hoped the problems could be solved locally, adding:

"But if it takes more drastic action, then we will ultimately have to take it, just for the welfare of the people."

LYSANDER Hadley, one of the Edgehill property owners, complained that many residents feel they must "take the insufficient sums" offered by the housing authority, which handles urban renewal affairs for Metropolitan government.

"A lot of people are caught in the same circumstance," Hadley said. "They (the housing

(Turn to Page 2, Column 1)

Edgehill Group

(Continued from Page One)

authority) give you what they want for your property and you have to get out."

Mark Israel, of the Tennessee Commission on Human Relations, said the residents' protest has become a city-wide movement instead of a one-area affair.

"WHEREVER these people want to move and open housing occupancy is denied, the matter then becomes an affair of discrimination," Israel said.

Baxton Bryant, director of the council on human relations, said many homeowners are not receiving a fair replacement price and would be forced into public housing.

"We must be careful not to do away with one blight and create another," Bryant said.

The Rev. Andrew White, president of the Nashville Christian Leadership Council, presided at the meeting. Other groups represented at the meeting included the Nashville Human Relations Council and the Edgehill Methodist Church.

EARLIER this month, the Edgehill groups had urged property owners in the area to refuse to sell to the housing authority until the problems are solved.

The groups are scheduled to meet again Oct. 2 at the center to continue discussion of the problems.

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OCT 21 1966

RECOMMENDATIONS BY THE

TENNESSEE COMMISSION ON HUMAN RELATIONS

FOR

URBAN RENEWAL AND PUBLIC HOUSING PROGRAMS

The Tennessee Commission on Human Relations supports the concepts of urban renewal and public housing. Urban renewal programs can be quite helpful in eliminating slum conditions and in facilitating orderly urban development. Public housing can be an effective instrument for providing decent, safe and sanitary housing for persons of low income. Both programs have important intergroup relations implications for communities. They must be planned and carried out in such a way as to protect the rights of the citizens affected, and to reduce racial residential isolation.

Urban Renewal

A. Planning

1. Projects should be conceived and planned to promote residential racial integration in the community and to encourage unification of low cost, medium cost, and high cost housing in single neighborhoods.

2. Projects should be planned so as to increase the total supply of integrated low cost housing.

3. Active and effective Citizens Advisory Committees should play an important role in determining the nature of the projects. Representatives from every civil rights and human relations organization in the community and from the most militant voices in the minority groups should be on the Citizens Advisory Committees.

4. The Workable Program for Community Improvement should provide for equalizing public services in predominantly Negro neighborhoods. Streets should be paved, sewers and lights installed where necessary.

B. Condemnation Procedures

1. Local Public Agencies should make certain that all residents of project sites understand fully their rights and the procedures under the Tennessee Condemnation Law.
2. Legal advice and services should be made available without cost to all site residents.
3. The standard used in appraising property should be "current market replacement value" and not "fair market value". There is no realistic market value when all the property in a neighborhood is taken for a public use. The Local Public Agencies should find the resident proper relocation housing and should pay whatever it costs to purchase and move into the new dwelling.
4. Local Public Agencies should refuse to hire appraisers who are connected with real estate firms which discriminate in their business on the grounds of race.

C. Relocation

1. The Local Public Agencies must take every possible step to relocate all site residents in decent, safe and sanitary housing that suits their needs at a price they can afford. Relocation services should be provided at the earliest possible point, certainly well in advance of acquisition of title by the Authority.
2. The Local Public Agencies must make clear to every site resident that it is solely the responsibility of the Local Public Agencies to provide relocation housing. The Local Public Agencies should inform all site residents of the relocation payments and other assistance that the urban renewal program can offer them in the difficult problems of moving.
3. Local Public Agencies should only consider housing that is available on open-occupancy basis as relocation resources.

<u>Public Housing Projects</u>

1. There should be adequate minority group representation on the boards of

every Public Housing Authority in Tennessee.

2. Minority group members should be employed in important administrative positions in all Public Housing Authorities.

3. Administrative staffs at every project site and at central offices should be racially integrated.

4. All Authorities should adopt a first-come, first-served tenant selection plan for compliance with Title VI of the Civil Rights Act.

5. Sites for future public housing projects should be chosen in such a way as will not encourage racial concentration in the projects. When possible, projects should not be located in areas which are traditionally associated with all-white or all-Negro occupancy. Small projects scattered throughout communities should be preferred over large numbers of units centered in one location.

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THE EDGEHILL COMMITTEE

1308 Jefferson Street
Nashville, Tennessee

November 7, 1966

This is a formal complaint, protesting the location of 500 units of low cost public housing in the "517 and 518 Sites" in the Edgehill Urban Renewal Project, in Nashville, Tennessee. The reasons for the complaints are as follows:

1) Many of the dwelling units in the 517 and 518 Sites are owner-occupied and are in good condition, or close to it. To remove the occupants of these units defeats the goals of federal housing programs: a decent home and living environment for every American. Many of the units in the 517 and 518 Sites which are technically substandard could be easily rehabilitated. The sites as a whole do <u>not</u> need total clearance.

2) The 517 Site is directly adjacent to Edgehill Homes and I. W. Gernert Homes, a concentration of 380 units of public housing, all of the residents of which are Negro. The 518 Site is separated from the Edgehill and I. W. Gernert Homes only by the land occupied by the Carter-Lawrence School. The 517 and 518 Sites have always been associated with Negro occupancy to the citizens of Nashville. This area is in the heart of the vast South Nashville Negro ghetto. Location of public housing at such a site insures that it will be occupied on a racially segregated basis, especially under the tenant selection plan now employed by the Nashville Housing Authority. Racially segregated public housing is contrary to the intent of Title VI of the Civil Rights Act of 1964, and federal housing legislation.

3) The 517 Site is located directly across Edgehill Avenue from the Carter-Lawrence Elementary School and Rose Park Junior High School, both of which have all-Negro student bodies. The 518 Site is immediately north of the schools. The residents of public housing to be built in the 517 Site will attend these schools. The fact that these schools are now all-Negro will be a strong influence in producing all-Negro occupancy in the 517 and 518 Sites for public housing. This, again, is counter to the meaning of federal legislation.

4) At the present time, there are temporary buildings being used at the Carter-Lawrence School. It is definitely unwise to locate public housing in a site where the children will be forced to attend already overcrowded educational facilities.

5) The building of additional public housing in the 517 and 518 Site will create a vast complex of 880 units of low cost public housing in one contiguous site. The experience in our nation on the psychological effect of large masses of public housing definitely indicates that this is a bad housing practice. In Nashville there is something of a stigma attached to public housing occupancy. The creation of this large "public housing city" will clearly reinforce the idea that the residents are institutionalized and will, in effect, punish them for this occupancy of public housing.

For the foregoing reasons, we request that acquisition in the 517 and 518 Sites be halted immediately, and that alternate plans be developed for locating the needed additional public housing units in a site that will carry out the objectives of the Civil Rights Act of 1964, and the urban renewal plan.

Mark S. Israel, Executive Director
Tennessee Commission on Human Relations

Baxton Bryant, Executive Director
Tennessee Council on Human Relations

Mansfield Douglas, III, President
Nashville Branch of the NAACP

Rev. Bill Barnes, Pastor
Edgehill Methodist Church

Rev. Andrew White, President
Nashville Christian Leadership Council

Kelly Miller Smith, President
Edgehill Citizens Organization

Mrs. Henry Tomes, Chairman of the Board
South Street Community Center

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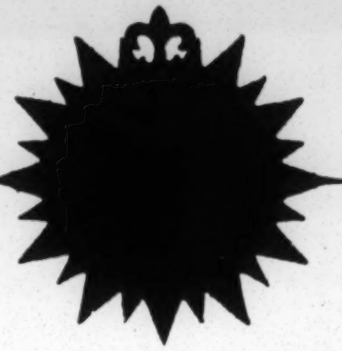
BEVERLY BRILEY, MAYOR



Metropolitan Government of Nashville and Davidson County

OFFICE OF THE MAYOR
107 COURTHOUSE
NASHVILLE, TENNESSEE 37201

November 13, 1966

Mrs. Martha Ragland
3821 Abbott Martin Road
Nashville, Tennessee

Dear Martha:

Although we have been friends for many years, I cannot understand why I continue to read of vague assertions that you have been making about me without any foundation whatsoever.

I know that you are President of an organization that has a paid agitator to express any unkind opinion that he could concoct against me.

If you have any feeling that I need any information from you that is factual, I believe we know each other well enough that we can discuss it.

I regret reading of assertions that you are making about me that are absolutely without any foundation whatsoever and would appreciate conferring with you on the facts, as you know them.

Very truly,

Beverly Briley

Beverly Briley
Mayor

BB/cp

3821 Abbott Martin Road
Nashville, Tennessee 37215

November 21,1966

Hon. Beverly Briley, Mayor
Metropolitan Government of Nashville
and Davidson County
Nashville, Tennessee

Dear Mayor Briley:

Thank you for your letter of November 13. It came as I was leaving for Atlanta, from which I returned over the weekend---thus my delay in replying. I will be glad to talk to you at any time if you think such a meeting would be helpful.

In the meantime I would like to take this opportunity to set forth something of my thinking on the problems of poverty and race and community action.

The Tennessee Council on Human Relations, of which I am president, is dedicated to promoting equal opportunity for all, with special emphasis on education, employment, housing, health and voting.

The premise from which it operates, and one with which I whole-heartedly agree is that simple justice requires that all Americans share in the so-called American Way of Life---in opportunity for education, health, employment and a decent place to live. I think that it is not only simple justice, but in this revolutionary era it is also a matter of national survival.

I also think that this is not something that white people can hand out (even if they were of a mind to) but is something that we must all work together to achieve, white, black, rich and poor, public officials and private citizens.

It is in this spirit that the Tennessee Council on Human Relations, Baxton Bryant, its executive director, I, as its president, and other officers, members and staff, have approached these problems in Nashville and over the state.

But your reaction and that of your appointees in the Metropolitan Action Commission have been that any questioning of the adequacy of the programs or the manner in which they are being carried out is somehow a personal attack on the top people in MAC, and on you. And instead of offering to sit down together and discuss the problems raised, the standard reaction has been to attack the motives of the person or organization raising the questions and to attempt to discredit them. Your characterization of the director of the Tennessee Council on Human Relations as "a paid agitator to express any unkind opinion that he could concoct against me" is in this pattern.

I don't expect programs to function without problems--and particularly under so new and untried a concept as the community action programs. It would never have occurred to me to blame you for MAC shortcomings. I considered them the responsible agency and the proper ones to go to with questions.

If I had thought about your part in it at all---which I didn't---I would have assumed that you, as mayor, would be even more interested than others in seeing that the best possible programs, <u>for</u> the poor and <u>involving</u> the poor, were carried out by MAC.

It was a surprise to me to learn the hard way that what you seemed to expect of MAC was that it build a good image for you, get all the programs going possible, with large announcements of them, discourage any citizen interest in how the programs were actually carried on, and suppress any criticism.

I am at a loss to know what 'vague assertions' about you I have made that you have read. I tend to be over-explicit, seldom vague. The only reference to you that I have made recently (in print) was that the Metropolitan Action Commission is a 'political arm of the mayor.' Because of the experiences of the past year and a half---the impact of which I have just related---this seemed to me so obvious that I would not have expected you to take exception to it.

Since you appointed every member of the Metropolitan Action Commission, appointed their chairman, and appointed their executive director, and since in the past it has functioned as a closed agency, immune to outside influence, and permitting only rose-colored reports to the public, I thought calling it a 'political arm of the mayor' really a mild way to put it.

I am sure you know that this is the only metropolitan community action agency in Tennessee entirely selected by one man. All others have set up machinery for nominating and electing representatives from poverty areas and from organizations in the community with experience and concern for the poor and minority groups.

This in no way comments on the ability and dedication of commission members and staff, many of whom are deeply committed to the program. I do think their position and effectiveness is impaired by your complete control of all of these appointments.

I have heard you say on TV and have seen the same views quoted in the paper, that this idea of involving the poor in the planning and execution of programs to meet their needs is just another one of Washington's crazy ideas.

"An unsuccessful person can't run a successful program" I believe was the way you put it in that interview with Frank Ritter recorded in the movie which is being shown all over the United States to recruit students for journalism.

Frankly that has disturbed me for the image it gives of Nashville thinking. It is not only contrary to the views of many people here but is also contrary to the direct language Congress used in the Economic Opportunity Act.

If at any time you think I can be helpful and that our divergent views can be bridged I will be very happy to do what I can.

With all good wishes,

Yours sincerely,

Martha Ragland

Mrs. Tom Ragland, President
Tennessee Council on Human Relations

TENNESSEAN DEC 6, 1966

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Edgehill Housing Delayed By Complaints on Location

[illegible] concerning the location [illegible] units in the [illegible] Renewal area [illegible] halted pending the [illegible] of the Metro[illegible] Human Relations Com[illegible].

[illegible] Gimre, National Hous[illegible] Authority executive director, [illegible] present plans will not be [illegible] until after the commis[illegible] investigates complaints [illegible]out the proposal locations and [illegible]sents its findings to Mayor [illegible]verly Briley.

The NHA director made the [illegible]nouncement at a meeting [illegible] by a commission subcom[illegible] to consider the five-point [illegible] of the housing project [illegible]tion by the Edgehill Citizens [illegible]mittee.

THE CITIZENS group, consisting mostly of representatives of human relations organizations, has complained to federal authorities and the NHA that the proposed sites will result in de facto segregation contrary to the intent of the 1964 Civil Rights Act.

Plans calling for the location of 500 units of public housing within the heart of a large Negro section on Edgehill Avenue, the complaint says, will assure the continuance of the ghetto and discourage integration.

Representatives of the Edgehill group outlined their complaint before the subcommittee and urged that alternate plans be adopted.

Metro Councilmen Mansfield Douglas, president of the Nashville chapter of the NAACP, charged that the present plan "disregards human problems and community interest," and that the NHA has been circulating petitions for community support of its proposals.

THE REV. Bill Barnes, pastor of Edgehill Methodist Church, told the commission that the NHA's insistence to concentrate public housing in large complexes "represents the worst kind of social planning."

Other members of the citizens committee who met with the commission were Mark Israel, executive director of the Tennessee Commission on Human Relations; Baxton Bryant, executive director of the Tennessee Human Relations Council; the Rev. Andrew White of the Nashville Christian Leadership Conference, and the Rev. Kelly Miller Smith, president of the Edgehill Citizens Organization.

Members of the subcommittee are James Barbour, Dr. James Lawson, Max DeHaven, James F. Neal and the Rev. J. F. Grimmatt.

12-14-66

Tennessean

NAACP Votes Douglas New Term at Helm

Metro Councilman Mansfield Douglas III was re-elected last night as president of the Nashville branch of the National Association for the Advancement of Colored People.

Douglas, who had completed the unexpired term of former president Dr. Maynard P. Turner, defeated another former president, Mrs. C. E. McGruder.

Approximately 20 persons took part in the election at Mt. Zion Baptist Church. Others elected were the Rev. Peter G. Crawford, first vice president; Elder L. L. Dickerson, second vice president; Mrs. Lucinda Walston, third vice president, and Mrs. G. J. Tarlton, treasurer.

ELECTED TO the executive committee were M. G. Blakemore, Mrs. C. M. Hayes, Avon Williams, Douglas, Dr. G. J. Tarlton, Dr. H. D. Bolinger, Harold Love, Z. Alexander Looby, Dr. Jamye Williams, Rev. E. M. Alcorn, Mrs. H. D. Bolinger, Mrs. Edith Otey, A. Z. Kelley and Elder L. L. Dickerson.

Others elected were Inman Otey, Dr. Maynard Turner, Robert Craighead, M. W. Day, Mahlon Griffith, Mrs. C. E. McGruder, the Rev. Frank Grimmett, Andrew Goodrich, Dr. Edwin Mitchell and the Rev. A. T. Porter.

Mansfield Douglas III
Wins re-election

The branch voted for the following persons for election to the national NAACP board: Walter Reuther, Arthur B. Spingarn, Bishop Stephen G. Spottswood, Robert T. Delaney, Dr. W. Claude Hudson and Matthew Perry.

The branch voted for Jesse Turner of Memphis for regional representative to the national board.

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12-8-66 - N.T.

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Douglas Lays Housing Bias To NHA Aides

By ROB ELDER

Councilman Mansfield Douglas charged last night that Nashville Housing Authority employes circulated a petition which supports NHA's plan for the Edgehill Urban Renewal project.

"I hope that the Tennessee Advisory Council of the U.S. Civil Rights Commission will obtain a copy of the petition, check it to see if the allegations I'm making are true, and refer it to the Senate Government Operations Committee," said Douglas, who is also president of the Nashville Branch of the NAACP.

This, he said, would show the nation "how Nashville is using its government to exert political pressure against the best interests of the people in the community."

MRS. EVA Lowery Bowman, president of the Southwest Nashville Civic League, who presented the petition to the housing authority, was asked last night to comment on the councilman's charge that the authority's own people circulated the petition.

"They did not," said Mrs. Bowman. "I circulated it and gave it to them."

The dispute over the petition was the latest in a series of clashes between the NHA and the Edgehill Committee, of which Douglas is a member.

In a related development, the Nashville Community Relations Council announced that it will support the Edgehill Committee's protest that NHA's plans would continue racially and economically segregated housing.

"THE HOUSING Authority would do better to re-think the whole program in terms of the constructive criticism being offered," said Dr. Lou Silberman, council president. He said the council [illegible] the Edgehill Committee's objection to plans for high rise, high density public housing projects in plots 517 and [illegible] of the urban renewal area.

Silberman said the council's board of directors also voted to ask the Edgehill Committee to let the council, as an organization, join the committee.

The Edgehill Committee's present members include: —

Mark Israel, executive director of the Tennessee Commission on Human Relations; Baxton Bryant, executive director of the Tennessee Council on Human Relations; the Rev. Andrew White, president of the Nashville Christian Leadership Council; the Rev. Kelly Miller Smith, president of the Edgehill Citizens Organization, and Mrs. Henry Tucker, chairman of the board of the South Street Community Center.

Mrs. Bowman, a supervisor for Juvenile Court, said the Southwest Nashville Civic League was solely responsible for the petition.

The petition was signed by 550 persons. It asks NHA to "proceed with the construction of the new housing projects in the Edgehill area and to proceed with the urban renewal program for this area as originally planned and approved."

Mrs. Bowman said the people who signed the petition "want to move and get [illegible]

"THEY'RE [illegible] asking me, what [illegible] she said.

Douglas said the signatures on the petition were "obtained on fraudulent pretenses" under which the impression was given that the petition simply supported public housing.

The Edgehill Committee has [illegible] to [illegible] officials [illegible] public housing units in [illegible] South [illegible] Negro [illegible] the [illegible] continue [illegible] the NHA's program.

-8-66 N.T.

[illegible]sfield Says [illegible]ges 'Fraud'

[illegible]man Mansfield Douglas [illegible] last night "a fraud," [illegible] that local human [illegible] organizations are advocat[illegible] abandonment of the Edge[illegible] Urban Renewal Project.

Douglas, who also is president [illegible] the Nashville branch of the [illegible], said rights groups are [illegible] to solve the problems [illegible] have accompanied urban [illegible] not to kill the project.

He added that opponents of [illegible] have implied in public state[illegible] that the NAACP and [illegible] groups are urging aban[illegible] of the urban renewal [illegible] in Edgehill.

SPECIFICALLY, the motives [illegible] Israel, director of the [illegible] Commission on Human Relations, and Baxton Bryant, executive director of the [illegible] Council on Human [illegible], have been attacked, [illegible] said.

"I want to make it clear," he [illegible], "that these men are in [illegible] at the invitation of myself and the president of the Edgehill Citizens Organization, the Rev. Kelly Miller Smith.

"The reason they are here is because of the serious problems confronting the people in Edgehill.

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West Tennessean
12-9-66

State Unit To Study Open Housing at Meet

The Tennessee Advisory Committee to the U.S. Commission on Civil Rights will hold an open meeting on housing here today and tomorrow.

Mrs. Tom Ragland will serve as chairman of the meeting in Room 601 of the Federal Courthouse, 801 Broadway. The meeting will began at 1 p.m. and continue tonight and tomorrow morning.

"Our purpose in this meeting, will be to collect data on Nashville's progress and phoblems in providing decent, safe and sanitary housing for all its citizens." Mrs. Ragland said.

"DECENT, SAFE and sanitary" housing was set by Congress as a national goal in 1949, she explained.

Nashville was selected for the advisory committee's first meeting on public and private housing because of the city's size and central location, Mrs. Ragland said.

"We do not consider that Nashville is either very much superior to or worse than any of the other large cities in its efforts to solve the problems of discrimination in housing," she said.

Preliminary information indicates Nashville is "perhaps typical of Tennessee cities in its housing problems," she continued.

MANSFIELD Douglas III, a Metro councilman who has criticized the Nashville Housing Authority's approach to the Edgehill urban renewal project, said last night he will ask the advisory commission to investigate a petition supporting the authority's program.

Douglas charged Wednesday that the petition was circulated by authority employes who used "political pressure" on the area's residents.

Douglas said he will appear before the advisory committee as Nashville president of the NAACP and as a representative of the Edgehill Committee, a group of civil rights leaders who have maintained that the housing authority's plans would result in continued racial and economic segregation.

Douglas said his report has been scheduled for 8:25 p.m. today.

OTHERS MAKING reports to the committee will include Dr. Edwin R. Mitchell, chairman of the Metro Commission on Human Rights, who will discuss housing for minority groups; Mrs. Camilla Caldwell, director of the Metro Welfare Commission, who will speak on "Human Crises Created by Housing;" and Robert Crownover, director of housing for NHA.

The Tennessee Advisory Committee is one of 51 citizens committees appointed for the several states and the District of Columbia. The committees report to the U.S. Commission on Civil Rights, which appointed them.

The commission is a six-member, independent, bipartisan agency created by Congress in 1957. Among its duties is the investigation of complaints that citizens are being deprived of their rights, or of equal protection under the law, by reason of color, race, religion or nationality.

Nashvillians serving on the advisory committee are Mrs. Ragland, George E. Barrett, Mahlon J. Griffith, Mark S. Israel, Miss Katherine Jones and Matthew Lynch.

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Metro Civil Rights Actions Outlined

Nash. Banner

12-8-66

By DICK BATTLE

Metropolitan government itself and the creation of a Human Relations Commission aimed at eliminating racial discrimination are positive answers to questions raised before the Tennessee Advisory Committee to the U.S. Commission on Civil Rights, spokesmen for Mayor Beverly Briley said today.

Briley is "firmly committed" to the enforcement of the Civil Rights Act of 1964 "in letter and in spirit", Urban Renewal Coordinator Richard Hage said.

Hage was one of several Metro officials issuing statements for the consideration of the committee holding an open meeting today and Saturday.

Housing Facts

Mrs. Tom Ragland, chairman of the committe, said purpose of the meeting is to "collect data on Nashville's housing progress for low income people."

Hage quoted Briley's statement made on the April 1 anniversary of Metro's third successful year:

"We must not only build houses and sewers and roads and schools to serve them, we must also build hope and we must work to eliminate lack of opportunity, neglect of opportunity and the ignorance of opportunity."

This statement, Hage suggested, was, in effect, a positive

(Turn to Page 8, Column 1)

(From Page One)

declaration of the purpose, intent and objective of Metropolitan Government not only in the field of urban renewal and public housing but in the related and inclusive fields of human relations generally.

By Others

The statements by Hage; Mrs. Camilla Caldwell, Metro director of welfare; and Director Robert E. Crownover of the committee convened for its afternoon session.

Hage pointed out:

"We have established a Human Relations Commission that is a landmark as the first ordinance-based commission in any of the cities of the Old South. It is a landmark that does not apply just to the city, but to the entire Metropolitan community.

"Through this ordinance, Metropolitan Government has declared that prejudice and the practice of discrimination against any individual or group of persons because of race, creed, color or national origin, is morally wrong and is detrimental to the peace, progress and welfare of the community . . ."

He added that the commission has held its first meeting and has already provided for a hearing and discussion "on the matter of housing."

'Vigorously'

"Since the first housing acts were passed in the 1930s," Hage said, "this community has moved vigorously in seeking to achieve the goals of decent homes in a suitable living environment."

Mrs. Caldwell told the committee:

"The social, psychological, educational, marital, and other problems with which we are all so very familiar will not begin to be solved in our community without first the provision of adequate housing.

"Adequate housing is not the total answer. It may not even be the biggest or most expensive part of the answer. But I think it is necessarily the first part of a series of solutions which can help those in poverty turn an adequate house into a 'castle.' Without adequate housing to start, however, we cannot even begin to work on our other problems, with any good hope for success."

'Decent Sanitary'

Crownover pointed out, "The primary function of the Nashville Housing Authority is to provide recent and sanitary housing to low-income families who are not able to avail themselves of such housing through purchases and rental in the open market."

Crownover also pointed out some errors in so-called "complaints" filed in connection with the Edgehill Housing Project by several civil rights agencies which have been critical of the public housing plan for the urban development project.

One complaint stated many of the dwelling units to be demolished for the housing project "are in good condition."

Crownover said the facts are "Home ownership was 28 per cent; and that 85 per cent of all dwelling structures were in bad condition.

"Actual experience in Nashville to date with code enforcement reveals that dwelling found to be in dilapidated condition are not practical to rehabilitate without unreasonable cost."

Crownover said another statement that the two proposed housing projects are "separated only by land in Carter-Lawrence School is not accurate."

"There is also Rose Park of 22 acres between the projects."

Crownover also said "The inference that public housing is racially segregated is erroneous." The NHA official pointed out that all regulations and requirements of the Public Housing Act and other federal guidelines have been fully and carefully complied with in all cases and the program has been subject to frequent inspection by federal authorities.

Will Testify

Councilman Mansfield Douglas III, president of the local chapter of NAACP; Dr. Edwin R. Mitchell, chairman of the Human Rights Commission, and a number of others are expected to testify before the committee.

The committee is one of 51 citizens committees appointed in several states to hear complaints and report to the U.S. Commission on Civil Rights which appointed them.

The commission is an "independent, bi-partisan agency" created by Congress in 1957.

Serving on the Tennessee committee, in addition to Mrs. Ragland, are George Barrett, M. J. Griffith, Mark Israel, Miss Katherine Jones and Matt Lynch.

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Nashville Banner 12-12-66

Briley Rips Into Federal 'Bureaucracy'

By DICK BATTLE

Mayor Beverly Briley, in Washington today, struck out at "federal bureaucracy, red tape and field offices who see only bits and pieces of the total picture" and cited the U.S. Civil Rights Commission's "investigation" of Edgehill housing projects to illustrate his argument.

The mayor was guest speaker before a seminar on "New Federal Economic and Social Programs" sponsored by the U.S. Civil Service Commission.

He is also in Washington as a member of the President's special task force on manpower, seeking ways and means to aid state and local governments in meeting critical shortages in trained workers.

'Larger View'

Briley presented the problems, progress and plans of Metropolitan Government as the "larger view of our progress."

"I hope I have impressed you that we are capable, imaginative, co-workers in the vineyard of 'Creative Federalism,' and this awesome group of federal administrators may even say to us, 'Well done, all things considered.' Unfortunately from the field offices—who see only bits and pieces of the total picture—we get instead, 'Poorly done, why haven't you reached per-

(Turn to Page 2, Column 5)

Briley Rips In

(From Page 1)

fection in our particular area of interest?"

"Our federal partner frequently appears to us as a covert figure you darts forth from the bureaucratic jungle to take a swipe at us. Sometimes, when we are in the midst of the election ritual, the swipe can be a very effective blow indeed."

Hearing

Referring to the two-day public hearing arranged by the Tennessee Advisory Committee to the Civil Rights Commission on "complaints" on Edgehill, Briley said:

"Well, we started planning the housing but, because of sending plans back and forth to the regional office for corrections to meet guidelines, it has taken three years for planning and at the earliest they won't be built for another 18 months.

"Even these are in doubt, for having convinced the real estate people that we need public housing in a large area, just this past Friday and Saturday the U. S. Civil Rights Commission spent two days investigating our program.

"What else can we do? The State of Tennessee pays the welfare recipients the same amount in high-cost Nashville as they do in rural areas . . . Certainly it is an amount inadequate to purchase or rent standard housing.

Grant

"We applied for an OEO (Office of Economic Opportunity) grant in housing to stimulate use of interest and rent subsidy programs by non-profit groups, but of course appropriations were not available to make it possible."

Briley continued: "Housing appears as our most pressing social and economic need at the present. The department set up to help us now is the cities' very own so there ought to be some real help here.

"The State Highway Department, through the use of 90-10 matching money is building a vast interstate system, taking out . . . some 500 units of housing per year. They, of course, not being in the housing field do not give us any help in replacing these homes. We have found in Nashville, that only 25 per cent of those displaced are eligible for moving costs and these are the homeowners; renters get nothing.

"Public housing might have been the answer, so we have applied for an extra 1,500 units. This means a workable program which we have had and which we get recertified only when we promised to adopt and enforce a housing code that will displace another 150 families per year."

'Virtual Halt'

"The federal monetary policies have virtually halted construction of housing at any price.

"Sometimes I wonder if the money at our end of the path is worth the complexities and delays. These programs often have to move in a definite and assured time sequence.

"On one five-acre tract we have a dog pound financed with all 100 per cent of our own money, a health center that is 52 per cent Hill-Burton, and a mental health facility financed at 64.5 per cent federal funds administered by the State."

Briley suggested that "we might, on the basis of approved plans and programs, get some 'block' or supplemental money from the federal government for the purpose of carrying out local ideas. It is this facet of the model or demonstration cities program that is most appealing. Certainly, it may be that encouraging experimentation at the local level is the best solution rather than pre-packaging them in the nation's capital."

New Plan

As Briley played the role of a Nashville "Daniel" in the den of Washington "lions", Gerald Gimre, executive director of the Nashville Housing Authority, reported the Edgehill Committee, whose complaints precipitated the "hearing," has now presented another "request of policy changes" to allow South Street Community Center "two acres within the Edgehill Urban Renewal Project, suitably located, for the nominal amount of $1."

Gimre said he had explained to the committee that federal requirements restricted NHA to resale of urban renewal land at "fair market value." He said regardless of the worthiness of the purpose "there must be a change in federal law—not NHA policy—to satisfy this request."

The three new demands by the committee headed by Mark S. Israel, executive director of the Tennessee Commission on Human Relations; Baxton Bryant, Tennessee Council on Human Relations; Councilman Mansfield Douglas III, president NAACP local chapter; the Rev. Bill Barnes, Edgehill Methodist Church; the Rev. Andrew White, Nashville Christian Leadership Conference; the Rev. Kelly Miller Smith, chairman Edgehill Citizens Organization; and Mrs. Henry Tomes, chairman of the board of the South Street Community Center, are:

- The NHA should sell to the South Street Community Center two acres in the Edgehill Urban Renewal project a suitable new, two-acre site for $1.
- The "fair market value" policy should be broadened to include consideration of replacement cost.
- The NHA "should negotiate with and make payments directly to South Street Community Center with respect to the center's present property rights.

Gimre pointed out the NHA is bound by federal law and regulation and "we must by law comply with these regulations in connection with all urban renewal projects. Until the law in changed we have no alternative but to be guided by the applicable federal guidlines."

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Nashville Banner.

Pressure Is Off-Base:

NHA Function Is Housing

THE PRIMARY FUNCTION of the Nashville Housing Authority was clearly stated Friday by Robert C. Crownover—the agency's housing director; and to any not pursuing it for the sake of controversy, the definition suffices. As he stated it, that function is "to provide decent and sanitary housing to low income families who are not able to avail themselves of such housing through the open market."

That purpose is not—note it—the promotion of integration, per se. Nor does it follow, on the other hand, that the motive is segregation.

Mr. Crownover's explanation—given at the public hearing called on the Edgehill project—was backed by John B. Sams of Atlanta, regional chief of the U.S. Housing Assistance Administration's occupancy section. There is nothing in the federal housing regulations, he said, "to say that a local housing authority has to promote integration."

The argument has stemmed from that issue, disregarding the fact that the facilities in question are provided primarily for those families displaced by projects of urban renewal, slum clearance programs, etc., with due concern for their own preference of locale.

It also is significant, bearing on public sentiment of those residents involved, that a petition containing the names of 850 supporting the NHA's Edgehill Urban Renewal project, has been submitted to the Metro Human Relations Commission.

* * *

THE NASHVILLE HOUSING Authority has worked in good conscience to do the job assigned it—with initiative creditable to community effort to meet recognized human needs, and adhering scrupulously to valid guidelines laid down by federal law. That basic statute is not properly subject to arbitrary change by bureaucratic whim—nor alteration to suit extraneous designs of pressure.

Far from being an act of omission by not incorporating compulsory integration in the program, inclusion of it as a policy—or central objective—would be an act of commission going beyond the statutory framework.

Metro Nashville needs this housing, to replace inadequate facilities, much of them being demolished for community improvement. It has proceeded with that as its just concern; a task responsibly treated.

On the basis of policy factually explained by Mr. Crownover, it is on solid ground carefully determined, and should stand on it.

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Nashville Banner December 12, 1966

City Hall

Shift In Edgehill Plans Would Cost $820,000

By DICK BATTLE

A shift in the public housing plans for the Edgehill Urban Renewal Project can mean a delay of 18 months and an increased cost to Metro of $820,000.

Dick Battle

The Nashville Housing Authority has also incurred expenses to date on the two scheduled housing projects totaling $168,844 and if the projects are shifted from their present locations or abandoned, those costs must be assumed by a later project. Add $168,844 to $820,000 and you get $988,844—just short of $1 million!

The current status of the two projects, Tenn. 5-17 and Tenn. 5-18 is as follows:

Tenn. 5-17 comprises 180 dwelling units; the cost is $2,659,738. The development program was approved by the Housing Assistance Administration on July 12, 1965 and the design development documents were submitted to the regional office by the architects, James F. Scalf Jr. and McKissack & McKissack, on Nov. 21, 1966. As soon as those documents are approved, the architects will prepare the final drawings and specifications before receiving bids.

Tenn. 5-18 comprises 320 dwelling units, and the estimated development cost is $4,893,754. The architect, Burkhalter-Hickerson & Associates, obtained HAA approval of the development program on July 12, 1965. The design development documents were received from the architect Dec. 1 "and upon approval by HAA, the architect will prepare the final drawings and specifications preparatory to receiving bids."

If the site locations are changed, the urban renewal plan for the project will require amendment by the Metropolitan Council after prior approval by the Planning Commission and the Housing Authority. The Metro council has approved the present plan.

These are some of the facts the citizens and taxpayers of the total community—as well as the vitally concerned residents of the urban renewal project area—are entitled to know about Edgehill. Without an understanding of these and other facts, the arguments threatening disruption of the program cannot be placed in proper perspective.

One advantage to the proposed projects at their present locations is that, due to the write-down land cost, the present sites are costing the NHA from 10 to 15 cents per square foot; and it is estimated locations outside the project area will cost in the neighborhood of $1.25 per square foot.

"One of the critical problems which was involved in the selection of the present sites was the availability of school and recreational facilities, together with the fact that the project locations are convenient to various sources of employment," according to an official NHA report.

The time factor becomes important because of the continuing development and the timetable on the federal interstate highway which will cut through the north end of the project at Division and South Streets. The new housing projects must be ready to re-house families and individuals displaced by the highway. The interstate can't wait 18 months for a shift in plans.

There will be 477 families displaced by the 75-acre clearance for the interstate, compared to 392 families displaced by the clearance of 52 acres for the two public housing sites.

There will be an estimated 1,550 families and 567 individuals displaced by the land clearance (388 acres) contemplated by the project.

As the program is now planned, there will be more new dwelling units developed in the area by private enterprise or 221-D-3 (non-profit housing developed by private agencies or institutions) than the 500 units of public housing.

See editorial, "Pressure Is Off-Base: NHA Function Is Housing." Today, page 8.

City Hall

No Reason Seen For NHA, Committee Fight

By DICK BATTLE

There isn't any good reason I've been able to discover why the Edgehill Committee and the Nashville Housing Authority should be at cross purposes or why the committee should criticize NHA for carrying out guidelines imposed on the authority by federal law.

Battle

So far I've been unable to discover any area where NHA has violated — in spirit or letter — the rigid requirements with which Congress has surrounded urban renewal projects and public housing.

To an average and reasonably impartial and objective observer it appears most of the complaints expressed by the sincere and articulate Edgehill committee should be addressed to the Congress — not to NHA.

One very real and legitimate problem concerns the federal policy respecting the determination of fair market value of property to be acquired by NHA (or other urban renewal agencies in any community) for the purpose of clearance of slum areas. The same policy applies when properties are acquired for Interstate highway rights-of-way or other governmental projects.

If a man is required by law to give up property he owns and would like to retain, to make way for public improvements — whether it's urban renewal, a federal highway, a public building or a housing project — the law says he shall be compensated for his property at "fair market value." Under some circumstances he may get some additional payment for moving costs.

Frequently the "fair market value" price can't possibly meet the cost of a new location reasonably comparable with the home taken by negotiation or condemnation. If the house is deteriorated, substandard or dilapidated the

(Turn to Page 2, Column 1)

City Hall

(From Page One)

owner-resident can't possibly get enough on a "fair market value" price to continue as a home owner in another location purchasing a house complying with even minimum housing code standards.

If there is to be some inclusion of "replacement cost" to supplement "fair market value," it can't be done by readjustment of NHA "policy." It will take a change in federal law.

Another complaint concerns the concept of public housing that's grown up over the years since the housing act was passed. The "projects" are invariably huge, sprawling, well-constructed, utilitarian complexes of apartments ranging from one to four bedrooms.

There is a square, brick sameness to the construction that menaces individuality and minimizes privacy.

There may be answers to both of these complaints. The housing authority and the NHA staff are fully aware of both problems — and others that have been raised. Talking to the members of the commission and the staff I found a complete willingness to recognize and discuss the problems. There is also a realistic recognition of the limits imposed by federal law. It seems to me the Edgehill Committee—instead of browbeating the commission for things it can't change—should join hands with NHA in an effort to factually document the NEED for change in the federal laws and regulations.

It's possible such a change in the "atmosphere of dialogue" may take place—if the committee is willing to swap a little understanding, compromise and cooperation for its current suspicion, criticism and petitions, and if NHA unbends a little, relaxes, and compromises here and there.

It could happen.

I know Gerald Gimre, NHA executive director (and a man who has scrupulously carried out every letter of federal regulation throughout 30 years of dedicated service to this community) has said: "I see no objection to Metropolitan Government's deciding that it would in the future desire dispersal of public housing units, nor am I presently opposed to the idea of leasing existing housing as now permitted by federal statutes."

He adds quite frankly in regard to the committee's demand for a shift in Edgehill public housing plans: "However, I think that in the present situation there is a time factor involved if Metropolitan Government is to be able to rehouse (2,091) families displaced by the Inter-State and Urban Renewal Programs, and also the factor as to whether Metropolitan Government would desire to contribute an additional share of money ($820,000) to its one-third share of the Edgehill Urban Renewal cost."

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THE NASHVILLE BANNER, Sat., Dec. 17, 196

Briley, NHA Cheered By Edgehill Committee

By DICK BATTLE

The committee which has objected to Edgehill Urban Renewal Project plans today surprisingly commended Mayor Beverly Briley and the Nashville Housing Authority for development of "positive factors" toward solution of the controversy.

The committee renewed its insistence that "half truths, erroneous statements, and completely false statements have clouded the main issues."

"However, we feel there are positive factors working for a just solution to the Edgehill controversy. The following are some of the positive factors:

"We of the Edgehill Committee commend the Metropolitan mayor upon his selection of the members of the Metropolitan Commission on Human Relations.

'Wise Judgment'

"The persons named reflect variety, representing a true cross-section of viewpoints, a vast accumulation of years spent in public service and civic affairs, and, without exception, reputations of fairness and vision. The mayor has thus exercised careful deliberation and wise judgment.

"Further, we commend the Nashville Housing Authority for its willingness to postpone construction of the public housing projects in sites 5-17 and 5-18 until after the mayor has heard the commission's report.

"The Edgehill Committee will welcome the report of the Human Relations Commission and will confidently and seriously weigh any of its recommendations."

The committee expressed "regret" concerning criticism by Briley (in Washington recently) of the "red tape and bureaucracy of some government field offices who see only bits and pieces of the total picture." Briley was also mildly critical of some of the local "investigations" and complaints centering around aspects of urban renewal.

Communicators Cited

Briley, informed of the committee's unanimously adopted statement, commented:

"I appreciate the committee's commendation of our Human Relations Commission and its generous endorsement of the public-spirited citizens I have appointed and the Metropolitan Council has approved.

"I believe a major part of our so-called 'controversy' concerns a breakdown of communication. It is very possible our views and objectives and those of the Edgehill Committee may be much closer together than appears on the surface.

"An improvement in communications through the medium of the Human Relations Commission, I am confident, can make it possible for all of us to coordinate our efforts for the good of the total community."

Referring to the criticisms of the committee, Briley added, "The members of the committee have a right to their opinions and convictions. I am sure they are sincere in what they say. The committee and its members must concede to me the same sincerity and freedom of expression.

"It's possible our areas of agreement are bigger than our areas of dispute and argument."

'Erroneous'

The committee also said:

"The impression that to change the present plan (of public housing) would cost Metropolitan Nashville $820,000 is erroneous and misleading. There are several alternatives to the present plan that would not deprive the community of its monetary credits."

Gerald Gimre, executive director for NHA, reported to Briley on Nov. 30: "If the sites (5-17 and 5-18) are abandoned, Metropolitan Government will have to increase its local one-third share for the financing of the Edgehill project in the amount of $820,000.

F. Scott Fillebrown, NHA chairman supplementing data already presented to HRC subcommittee Chairman James C. Barbour, stated:

"If either Project 5-17 or 5-18, or both of them, are abandoned in their present proposed locations and scattered throughout the remainder of the Edgehill Project area, a redesign of the project must necessarily be first undertaken.

'Not Known'

"The authority does not know the length of time which will be consumed in redesigning the Edgehill Urban Renewal Plan nor the costs involved. Nor does the Authority know if the Department of Housing and Urban Development will advance the funds for such replanning.

"If the Edgehill Urban Renewal Project were redesigned, the authority would then be in the position of proceeding with the plans for the dispersal of Tenn. 5-17 and 5-18."

Fillebrown explained:

"There is a cash credit to the City's share of the net cost of the Edgehill UR Project in the amount of $820,000, accrued from the proposed locations of projects 5-17 and 5-18. If the housing projects are completely removed from the Edgehill Urban Renewal area, the city must finance the renewal project by that additional amount of cash."

The original complaint of the Edgehill Committee was first construed by NHA as urging complete removal of the housing projects from the renewal area. This gave rise to the conflicting views of additional costs since the committee now says it proposes "dispersal" within the project area, not removal or abandonment of the housing projects.

'Discredited'

The committee's statement today expressed the opinion a petition "which allegedly has 350 signatures of area residents supporting the housing sites has been thoroughly discredited."

The committee contends, "A high public housing official admitted that an NHA employe helped circulate the petition." It has since developed that an employe of NHA did take part in the development of the petition.

The committee added, "We believe it is incumbent upon this community that every one of its elected and appointed officials reflect attitudes consistent with the enlightened social policies embodied in the Demonstration Cities Program."

The statement gave no amplification of what particular "attitudes" the committee means. The statement did not explain of detail statements it considers "false" or erroneous other than the challenge of the $820,000 loss figure.

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NATIONAL ASSOCIATION OF INTERGROUP RELATIONS OFFICIALS
NASHVILLE CHAPTER
C3-305 Cordell Hull Building
Nashville, Tennessee 37219

December 20, 1966

Mayor C. Beverly Briley
Metropolitan Court House
Nashville, Tennessee 37201

Dear Mayor Briley:

The National Association of Intergroup Relations Officials (NAIRO) is a professional association of individuals engaged in intergroup relations work who seek to promote the goals and principles and uphold the ethical standards of the field. Intergroup relations officials in Nashville have recently formed the Nashville Chapter of NAIRO which has been chartered by the National Board.

The Nashville Chapter of NAIRO regrets that you, as Mayor, have referred on at least one occasion to the Executive Director of a private Tennessee human relations agency as a "paid agitator." This concerns us and disturbs us greatly, for to term any human relations professional a "paid agitator" is to impugn the entire profession. We feel this is a quite serious and unfortunate development in a city such as Nashville which is beset and must cope with intergroup relations problems.

If we in Nashville are to progress in directing our efforts toward the human relations problems, issues, and currents which might otherwise lead to community dissension and turmoil, it is imperative that intergroup relations professionals have the support of the office of the Mayor.

It is our sincere desire to work with you in a climate of understanding, mutual respect, and cooperation toward the goal of equal opportunity for all Nashvillians.

Sincerely yours,

Mark S. Israel

Mark S. Israel, Chairman

Carroll Barber

Carroll Barber, Exec. Committee

Jodie S. Eggers

Jodie Eggers, Exec. Committee

Mahlon Griffith

Mahlon Griffith, Exec. Committee

FOR YOUR INFORMATION

FOR YOUR INFORMATION

Executive Director, Tennessee Commission on Human Relations

Staff Associate to Race Relations Department of Fisk University

Tennessee Area Coordinator of the Office of Federal Contract Compliance, U.S. Department of Labor

(Equal) Employment Representative for Department of Personnel, State of Tennessee

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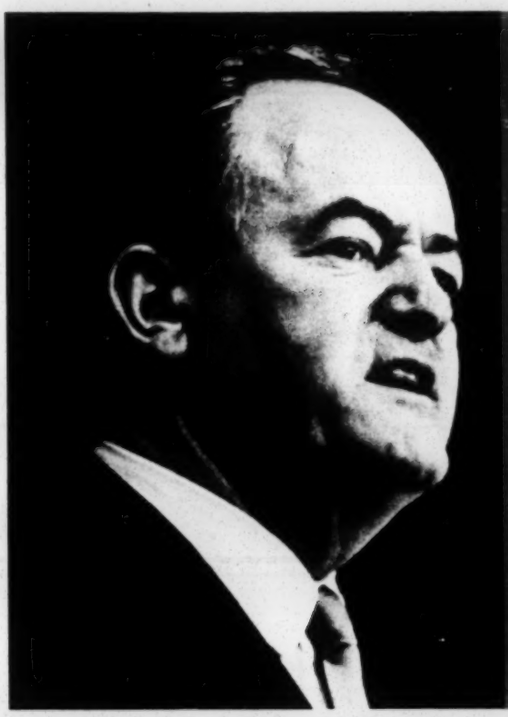

Hubert H. Humphrey . . .

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Jerome P. Cavanagh . . .

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March | 1966

SMALL TOWNS

The Good Old Days Are Gone

REPRINTED FROM The New York Times.

THURSDAY, FEBRUARY 18, 1965.

If you believe in equal opportunity in housing Speak up!

Congressman Donald M. Fraser
1914 Connecticut Ave.
Washington, D.C. 20009

Dear Congressman Fraser:

I agree to become a sponsor of the National Committee on Tithing in Investment . . . a proposal based on the idea that one's investments can be an eloquent voice for housing integration. I understand there is no obligation, save belief in the idea.

Signature .....

Print Name.....

Position or occupation .....
(FOR IDENTIFICATION)

Address.....
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(CITY) (STATE) (ZIP)

Please send me .....copies of this advertisement. $..... enclosed.
ADDITIONAL COPIES OF THIS AD: 10 FOR $1.00, 100 FOR $5.00, 1,000 FOR $25.00 MAKE CHECK PAYABLE TO NCTI.

Many Americans want open occupancy in housing, but only a few of us in our daily lives can take the time and trouble to work for it. We are caught in what Life Magazine has called **"the terrible silence of the decent."**

The following proposal – Tithing in Investment – is based on the idea that one's investments can be an eloquent voice for integration. In just a few months – and with very little promotion – this plan has attracted nearly 3,000 sponsors. They include churchmen, educators, congressmen, businessmen, authors, union leaders, panies, and deposits in commercial or savings institutions.

In addition, NCTI intends to undertake or sponsor research and education concerning institutional investment policies. Such a program might suggest, for example, ways in which those policies could be altered to effect a lessening of neighborhood tensions, reduce prejudice and discrimination, and promote civil rights secured by law.

Is Fair Housing Good Business?

As with all investments, there is risk in open housing. But in our judgment there and the foundations earmarked a small portion of their investments for equal housing. Not to mention the millions of additional dollars in pension funds, trust funds and individual portfolios!

What Can You Do To Help?

You can become a sponsor of NCTI. This does not obligate you to contribute money. The only commitment you make is to the idea of Tithing in Investment. If you want to contribute money to be used for this educational work, wonderful. We can use it. There are other ways to help, too:

Sponsors:

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Space does not permit full listing; sponsors include 126 college and theological seminary presidents and many other distinguished persons.

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Speak up!

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Money talks. If you want your money to speak for your beliefs, you will want to consider this proposal for Tithing in Investment.

What Is Tithing In Investment?

It is investment by individuals or by non-profit institutions of about 10 per cent of their available investment capital in housing that is open to all. The National Committee on Tithing in Investment (NCTI) will serve as a clearinghouse for information about such investments. Organized as a non-profit agency, NCTI will not invest. But it will alert individuals and non-profit groups to investment opportunities in equal housing.

NCTI will bring together investors of good will and housing professionals who are committed to open occupancy. In this way the investor will gradually build up a "tithing portfolio," consisting of investments favorable to open occupancy housing. Such a portfolio might include equity in a real estate investment trust or a partnership owning apartment houses, mortgages, securities of development companies, and deposits in commercial or savings institutions.

In addition, NCTI intends to undertake or sponsor research and education concerning institutional investment policies. Such a program might suggest, for example, ways in which those policies could be altered to effect a lessening of neighborhood tensions, reduce prejudice and discrimination, and promote civil rights secured by law.

Is Fair Housing Good Business?

As with all investments, there is risk in open housing. But in our judgment there are many sound investment opportunities in this field; and these opportunities may multiply as NCTI's success encourages builders and developers to open their housing to everyone. However, NCTI will not advise investors on the financial soundness or safety of the investment. That is clearly the responsibility of the investor's broker or banker. NCTI will provide information on the social soundness of the investment – that is, whether the company's selling and renting policies are in line with the investor's own convictions.

What Good Will It Do?

Plenty! There is today a tragic shortage of capital available to developers and apartment house owners who wish to practice equal housing. The consequences are all too clear: each year about 1.5 million new family units are built, nearly all of them on a "de facto" segregated basis. And each year we get larger "black belts" in our cities and larger "white belts" in our suburbs.

One clear way to reverse this trend is to pour investment capital into equal housing. The money is available. Think what a tremendous difference it would make if the churches, the colleges, the labor unions and the foundations earmarked a small portion of their investments for equal housing. Not to mention the millions of additional dollars in pension funds, trust funds and individual portfolios!

What Can You Do To Help?

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Seek sponsors – especially among people who invest capital either personally or through their roles in churches, pension funds, foundations, universities and labor unions.

Be on the lookout for ways that you can influence investment policies: as a college alumnus, as a bank depositor, as a church member, as a member of any board, and even as a voting citizen with a stake in the administration of municipal and state pension funds.

Spread the word about NCTI. Send us names of concerned friends so we can send them material on tithing. And order reprints of this ad for friends (see coupon).

Send us names of brokers, bankers, persons holding investments and non-profit groups who believe in equal housing. Help us to build a national list of friendly investors and investment agencies.

And Send Us The Coupon

Right now send the coupon enrolling yourself as a sponsor. Send it today, whether or not you choose to send money as well. Tithing in Investment is one important and practical way of breaking "the terrible silence of the decent." You can speak up for equal housing. Do it now.

"We cannot keep our moral convictions in one pocket and our thoughts and actions about business and politics and social order and justice in another pocket quite apart."
BISHOP ARTHUR LICHTENBERGER
PAST PRESIDING BISHOP, EPISCOPAL CHURCH, U.S.A.

"The Tithing in Investment movement can be part of the great social revolution now taking place. Not all of us can go to Mississippi to register voters but we can act boldly to end the insufferable restrictions in housing. We must act now, as one Mississippi student volunteer has said, to do something about 'the closed society.'"
CONGRESSMAN DONALD M. FRASER
LETTER INVITING SPONSORS FOR NCTI.

National Committee On Tithing In Investment

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NCTI - National Committee on Tithing File in Investment

Congressman Donald M. Fraser

MEMBER OF CONGRESS
MINNESOTA, FIFTH DISTRICT
432 HOUSE OFFICE BUILDING
WASHINGTON, D. C. 20515

May 1966

Dear Tithing Sponsor:

In the spring a young man's fancy lightly turns ...., a housewife's thoughts turn to housecleaning, and we in the National Committee on Tithing in Investment must appeal for funds to continue our educational work.

We have been successful in arousing the interest of many in making investments in open occupancy housing ventures. We have helped get possible investors together with morally sound investments:

..... The Mutual Real Estate Investment Trust has appealed to many of our sponsors to buy shares. The response has been enthusiastic and encouraging.
..... King Bison Company in Boston has received substantial funds from tithing sponsors as a result of a meeting NCTI initiated.
..... Northwest Investment Corporation in Washington, D.C. is still struggling to "get off the ground." NCTI has already arranged one meeting of sponsors in D.C.
..... Teaneck Fair Housing has been permitted use of our mailing list in several states to send educational material.

A policy of "non-discrimination" on the part of banking institutions is NOT enough. We have, therefore, started to draw up a set of criteria to help determine which banking institutions actively promote open occupancy housing.

Also, a preliminary exploration of the investment policies of colleges has been undertaken by NCTI in cooperation with another group.

Having said all of this, we must now share our frustrations with you: We receive offers of cooperation, or pleas for help from builders and owners of real estate. We NEED to go into those areas to call on responsible community leaders for advice, to "check-out" these offers or pleas. On the other hand, we keep hearing from our sponsors, "PLEASE tell us where to invest." This we cannot do. BUT, we could help these two groups contact each other IF we had the necessary funds.

The revolution in investment practices HAS started. We need to keep it moving swiftly. We need YOUR support to continue educating businessmen to the proposition that morals and financial success ARE compatible. We need YOUR support to educate more potential sponsors to the idea that "We cannot keep our moral convictions in one pocket and our thoughts and actions about business and politics and social order and justice in another pocket quite apart." (Bishop Arthur Lichtenberger, Past Presiding Bishop, Episcopal Church, U.S.A.)

PLEASE HELP US CONTINUE TO MEET THE CHALLENGE OF EDUCATING FOR THIS NEW CONCEPT. To help end "the terrible silence of the decent" in the housing field, PLEASE send in your contribution today.

Sincerely,

Donald M. Fraser

Donald M. Fraser
Chairman of the Board, NCTI

P.S. In order to get more mileage out of our dollars, we are asking you to put a 5¢ stamp on the enclosed envelope.

Nat'l Comm. on Tithing in Investment

June 28, 1966

Mr. Donald M. Fraser
Chairman
National Committee on Tithing in Investment
1914 Connecticut Avenue
Washington, D. C. 20009

Dear Mr. Fraser:

In your June 1966 Newsletter you mentioned several items which I would like to have for my own files:

1. 1 copy of the "Partial list of banking institutions which actively promote open occupancy housing"

2. A copy of the set of criteria in the form of a questionaire which grew out of the "think session" with George Schermer and a group of experts on influencing banking institutions to support open occupancy housing ventures

3. 1 copy of the New York Times ad for fair housing

4. Information on the operations of KING-BISON as mentioned in "To Bring You Up To Date;" I am very interested in the rehabilitation of property

5. Copy of the letter sent to colleges suggesting that substantial investment be made in integrated housing venture.

I enjoyed reading the Newsletter and would be most appreciative for this further information.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

Jan 1966 file

NATIONAL COMMITTEE ON TITHING IN INVESTMENT

NEWSLETTER—

Dear Friend:

For the first newsletter of the year, a progress report:

1. As our organization has grown in numbers and influence, so has our National Board:

Eliot D. Pratt, founding chairman; Congressman Donald M. Fraser, chairman; Father John F. Cronin, treasurer; John S. Stillman, secretary; Lee Vaughn Barker, Rev. Francis M. Doyle, Mrs. Anne Gerber, Seth M. Glickenhaus, Congressman Frank J. Horton, Harry Kahn, Kivie Kaplan, Rabbi Eugene J. Lipman, Frank S. Loescher, J. J. Mallon, Emil Mazey, Morris Milgram, Clarence Mitchell, William L. Nunn, John J. O'Connor, Daniel M. Singer, Sterling Tucker. Religious co-chairmen: Rt. Rev. Arthur Lichtenberger, Rt. Rev. John M. Burgess, Rabbi Roland B. Gittelsohn, Dr. Homer A. Jack. Adm. Secretary: Mrs. Anne W. Shull.

We mourn the passing of board member Roy McCorkel, key staff member of the American Friends Service Committee. His unfailing faith and commitment to the rights of all will sorely be missed.

2. A National Advisory Committee is now being formed for NCTI. So far we have had excellent response...we welcome the help this group will give.

3. A substantial number of fair housing committees, church groups, human relations groups—both voluntary and governmental—have asked to be put on our mailing list. Many have obtained and distributed literature.*

4. We have taken initial step to cooperate with another non-profit agency on research project which could lead to study of investment policies of colleges and universities.

5. Our "partial list of banking institutions which actively promote open occupancy housing" has aroused a great deal of comment and interest. We have felt the need to separate the "non-discriminators" from the "active participants" in the banking field as it relates to open occupancy housing, but have had neither finances nor staff to do adequate job. write for

George Schermer, human relations consultant, Washington, D.C., at our request has held the first "think session" with a group of experts to try to work out a set of criteria in the form of a questionaire. This to be widely distributed to our sponsors. Used as an educational tool, it could "nudge" banking institutions in the direction of supporting open occupancy housing ventures. ask for report

* Copies of New York Times ad still available: up to 3 copies free; 10 copies $1.00; 100 copies $5.00; 1,000 copies $25.00. Write (and make check payable) NCTI, 1914 Connecticut Ave. N.W., Washington, D. C. 20009. 1 copy

6. We are attempting to set up a regional office for the western states. Members of our national board plus responsible community leaders are exploring program, funds, and personnel.

7. Following is abridged finance statement for 1965, based on report of Oksner & Welch accountants, Washington, D.C. (Full report available upon request.)

INCOME:	
contributions and grants	$50,750.05
literature	1,097.25
miscellaneous	300.49
	$52,147.79

DISBURSEMENTS:	
accounting	$ 200.00
addressograph lists	1,694.18
conferences	305.88
educational: mailings	17,871.90
NYT ad & press release	7,303.07
newsletter	977.72
fund raising mailings	5,644.61
miscellaneous	196.13
national field secretary	1,775.00
office *	3,217.15
rent	1,313.61
salaries	10,629.47
telephone	945.00
travel	860.28
	$ 52,934.00

* office expenses include postage, printing, stationery, typewriter, secretarial services, etc.

TO BRING YOU UP TO DATE:

.....You may recall item about King-Bison in our last newsletter. (Company converts South End Boston houses into apartments for middle income families.)

On January 25 (in 18 inches of snow, plus forecast of yet another storm) approximately 60 sponsors of the NATIONAL COMMITTEE ON TITHING IN INVESTMENT attended meeting at which the operations of KING-BISON were explained in great detail. From letter by David Bird, president, 5/24/66:

write for info

"...Nearly sixty people came (what I consider a high percentage) and almost 150 people sent in a reply of some kind indicating that they would like further information. "As a result of that meeting we have received two investments of $10,000 and one of $2000 and we have not gone out to 'hard sell' those who requested additional information or others who have not responded since the party. I suspect that the all-over take by hard work on our part might go up as high as $50,000 or $60,000..."

Our office suggested that this meeting be held, worked out details as to mailing, etc. to our sponsors in the area. We shall cooperate further.

.....From lead story in Real Estate Section Sunday New York Times 4/10/66:

"FAIR HOUSING AIM OF REALTY TRUST...Organization is formed for purchase of buildings for interracial occupancy...Risk capital is sought...Managing agency headed by builder who created integrated projects...Friends of the desegregation movement in the United States being invited 'to put their money where their convictions are' ...The investment vehicle is a new Mutual Real Estate Investment Trust (M-REIT) whose affairs will be supervised in accordance with legal requirements by a management agent...headed by Morris Milgram who has built several communities of new homes which he sold on an integrated basis...M-REIT has already raised about $1 million in cash, securities, and pledges...It's stock is priced at $20 a share... plans to buy sound apartment buildings in Washington to Boston area that are not already integrated..."

* * * *

Recommended reading: "Equality and Beyond" (Housing Segregation and Goals of the Great Society) by Eunice and George Grier. Copies may be obtained by writing Anti-Defamation League of B'nai B'rith, 1640 Rhode Island Ave. N.W., Washington, D.C. $1.45 per copy (paperback).

Do we have

I should like to share with you my thoughts on what NCTI is — what its aims are—its limitations—and perhaps explore this further in next newsletter:

The National Committee on Tithing in Investment is a non-profit agency to educate for increased investment in integrated housing.

Sponsorship does not commit the individual to put 10% of his investment capital into integrated housing ventures. It does carry the moral commitment to consider this type of investment and to introduce the concept of "putting money where beliefs are" to churches, unions, college boards, and other organizations where the sponsor may have some influence.

Federal and state laws prevent NCTI from recommending specific investments. NCTI can, and does, bring together people and agencies interested in tithing with the needs in the field to help end "the terrible silence of the decent in housing."

And, finally, a quote which we think apt, "The work is not yours to finish, but neither are you free to take no part in it."

Sincerely yours,

Donald M. Fraser

June 1966

Donald M. Fraser, Chairman

P.S. Several of the panels (made up of 200 delegates each) at White House Conference "To Fulfill These Rights" passed resolutions urging individuals and non-profit groups to invest in integrated housing.

3x5 Card

NATIONAL COMMITTEE ON TITHING IN INVESTMENT
1914 CONNECTICUT AVE., WASHINGTON, D.C. 20009
265-9448 Area Code 202

TITHING IN INVESTMENT

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Permit 40616
Wash. D. C.

MR MORELAND G SMITH
F A I A
P O BOX 494
ATLANTA GEORGIA 30301

NATIONAL COMMITTEE ON TITHING IN INVESTMENT — 1914 CONNECTICUT AVENUE, WASHINGTON, D.C. 20009

265-9448 Area Code 202

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Administrative Director

JULY 15, 1966

MR. MORELAND G. SMITH
SOUTHERN REGION COUNCIL, INC.
5 FORSYTH STREET, N. W.
ATLANTA, GEORGIA 30303

DEAR MR. SMITH:

WE ARE ENCLOSING AS PER YOUR REQUEST A COPY OF THE "PARTIAL LIST OF BANKING INSTITUTIONS WHICH ACTIVELY PROMOTE OPEN OCCUPANCY HOUSING," A COPY OF THE NEW YORK TIMES AD, AND A COPY OF THE LETTER SENT TO COLLEGES. WE ARE ALSO ENCLOSING ONE PIECE OF INFORMATION THAT THE KING-BISON PEOPLE PUT OUT, BUT FOR MORE INFORMATION WE SUGGEST THAT YOU WRITE DIRECTLY TO MR. DAVID BIRD, PRESIDENT, 247 ATLANTIC AVENUE, BOSTON, MASSACHUSETTS 02100. REGARDING THE #2 ITEM ON YOUR LIST, WE DO NOT HAVE A SET OF CRITERIA AS YET. THIS IS SOMETHING THAT WE ARE STILL WORKING ON. WHEN THIS BECOMES AVAILABLE, WE WILL BE HAPPY TO SEND YOU THIS MATERIAL.

THANK YOU FOR WRITING AND IF WE CAN BE OF FURTHER SERVICE TO YOU, PLEASE DO NOT HESITATE TO LET US KNOW.

SINCERELY,

Anne W. Shull /pt

(MRS.) ANNE W. SHULL
ADMINISTRATIVE DIRECTOR

AWS/PT

ENCLOSURES 4

Thanks

rec'd 7/18/66

July 19, 1966

Mrs. Anne W. Shull
Administrative Director
National Committee on Tithing in
Investment
1914 Connecticut Avenue
Washington, D. C. 20009

Dear Mrs. Shull:

Thank you for sending the information we requested from NCTI. We will contact Mr. David Bird as you suggested for more information.

When a set of criteria are available for banking institutions actively promoting open occupancy we will look forward to receiving it.

Hoping that we will hear from you again soon, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg

1966

NATIONAL COMMITTEE ON TITHING IN INVESTMENT
1914 CONNECTICUT AVENUE, N.W.
WASHINGTON, D.C. 20009

AREA CODE 202
265-9448

DEAR NCTI SPONSOR:

IN RESPONSE TO YOUR REQUEST, WE ARE ENCLOSING A PARTIAL LIST OF BANKS WHICH WE FEEL ARE ACTIVELY SUPPORTING THE POLICIES OF NCTI. IN OUR OPINION, THESE ARE THE BANKS THAT GET THE MOST MILEAGE OUT OF THEIR DOLLARS IN THE AREA OF OPEN OCCUPANCY HOUSING.

TO THE BEST OF OUR KNOWLEDGE, ALL THESE BANKS ARE FEDERALLY INSURED. THE INTEREST RATES MAY VARY, AND WE ARE THEREFORE NOT ABLE TO GIVE YOU THAT SPECIFIC INFORMATION. WE SUGGEST YOU CHECK THIS FOR YOURSELF.

PLEASE NOTE THAT SOME OF THE INSTITUTIONS LISTED ARE FEDERAL SAVINGS AND LOAN ASSOCIATIONS. THE OTHERS ARE COMMERCIAL BANKS WHICH HAVE SAVINGS DEPARTMENTS.

WE WOULD APPRECIATE IT IF YOU WOULD MENTION NCTI WHEN YOU CONTACT THESE BANKS.

VERY TRULY YOURS,

(MRS.) ANNE W. SHULL
ADMINISTRATIVE DIRECTOR

ENCL.
AWS/JS

1966

WE ARE NOW IN THE PROCESS OF INVESTIGATING SEVERAL MORE BANKING INSTITUTIONS AND OUR NEWSLETTER WILL KEEP YOU INFORMED WHEN WE HAVE ADDED TO THIS LIST AND HAVE UP-DATED IT.

A.W. SHULL, ADM. DIR., NCTI

PPS

GEORGE SCHERMER

CONSULTANT IN
HUMAN RELATIONS

210 A STREET, N.E.
WASH., D. C. 20002
CODE 202 544-3352

Mr. Paul Anthony
Southern Regional Council
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Paul:

The National Committee on Tithing in Investment (NCTI) has asked me to help search out information concerning banking institutions. As you no doubt know, the NCTI urges that socially concerned people should give thought to how their investments can be applied to foster enterprises that are committed to equal opportunity and to bringing about greater racial inclusiveness.

Shortly after the assassination of Dr. Martin Luther King, Jr., the Saturday Review published an article urging that Americans, as individuals, assume greater responsibility for their actions and activities in all walks of life. Listed among other things, the individual was asked to consider what is done with the money he invests or banks. Recognizing that many people have good intentions but don't know what they can do, it was suggested that NCTI might be asked for guidance. NCTI has since received numerous requests for information, particularly concerning banks.

The NCTI has, of course, been recommending a number of institutions that are committed to the development of operations of racially inclusive housing. It also has a list of banks that were known to have financially backed real estate transactions which led to widening housing opportunities. Unfortunately, that list is several years old and probably is obsolete.

NCTI cannot and does not investigate and recommend institutions from the viewpoint of financial soundness. What it can and does do is to say in effect: "NCTI urges you to invest with institutions that participate in helping to end racial barriers. We have investigated the practices of the following and are in a position to endorse them from that point of view. We suggest that you make your own determination as to interest rates, deposit insurance, liquidity, etc."

You can help in this effort by supplying information concerning financial institutions which you believe are worthy of the listing being suggested here.

I am enclosing the following:
--a leaflet explaining NCTI
--an outline for supplying information
--a return envelope.

It will be deeply appreciated if you will respond to this request as promptly as possible. I will be glad to send you additional forms upon request. However, you might find it convenient to supply the information on separate sheets of paper without sending for forms.

With best regards, I am

Sincerely,

George

George Schermer

GS:ml
Enclosures
8/68

Dear Mr. Schermer:

In response to your letter, I recommend the following:

Name of institution:_____

Address:_____

President:_____

To the best of my knowledge this bank:

- ☐ Has a demonstrably fair employment program.
- ☐ Has been affirmative in financing individual home purchases and/or racially inclusive housing developments under conditions contributing to residential integration.
- ☐ Is participating in helping minority owned business become established.
- ☐ Has a racially integrated board of directors.

I am also enclosing information concerning other institutions. ☐

I request that you send me _____ additional forms.

Sincerely,

_____
Name

_____
Address - # Street

_____
City State Zip

October 10, 1968

Mr. George Schermer
Consultant in Human Relations
210 A Street, N.E.
Washington, D.C. 20002

Dear Mr. Schermer:

This is in answer to your letter of August 10 to Paul Anthony and a similar letter to Ed Stanfield and reflects Mr. Anthony's and my thoughts.

At the present time, we do not know of any banks or other financing institutions in this region which fall under the NCTI qualifications. Further, we do not feel that an accessment until after the November election would be meaningful. If after that time you would want us to take another look at this aspect, we would be glad to hear from you at that time.

With all of the best wishes, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/mv

We are happy to enclose "Getting integration -- without a panic," Business Week, July 6, 1968, which discusses M-REIT's national role in ending housing discrimination.

Please note: M-REIT's shares are sold only by M-REIT personnel or cooperating brokers and not by Planned Communities, M-REIT's supervisory management agent.

The Chicago building shown in the photograph is one of the nine owned by M-REIT.

M-REIT Mutual Real Estate Investment Trust

30 East 42nd Street/Suite 1305
New York, N.Y. 10017
MU 7-6550

As a friend of freedom, committed to help end all discrimination which diminishes man's dignity, count on me to help in your work for open housing. Here's my investment in M-REIT, the Mutual Real Estate Investment Trust, which buys apartment houses and opens them to all.

I subscribe for _____ shares at $20 each and enclose $ _____ and will remit the balance due, if any, in 45 days. I've received the March 4, 1968 prospectus as amended.

Date _____

Signed _____

_____

_____
(print name or names in which shares are to be issued)

Residence _____

City _____ State _____ Zip _____

(To keep costs down, we require a minimum purchase of 10 shares, please)

K-7

Congressman Donald M. Fraser 3Y1
1914 Connecticut Ave., N.W., Washington, D.C. 20009

Dear Congressman Fraser:

Here's my check for $..... to help make the *Tithing in Investment* movement a still more effective national force for equal housing. I realize this is a continuing effort and I hope to be able to give my support over the three-year period—please remind me. (Please make checks payable to N.C.T.I Contributions are deductible for income tax purposes.)

Name ....
(please print) (signature)

Occupation (for identification) .....

Address.....

City ..... State..... Zip Code.....

19

Congressman Donald M. Fraser
NATIONAL COMMITTEE ON TITHING IN INVESTMENT
1914 CONNECTICUT AVE. N.W.
WASHINGTON, D.C. 20009

Dear Supporter of Open Housing:

You have shown by your sponsorhsip of the National Committee on Tithing in Investment (NCTI) that you want open housing to become a reality for all Americans.

Your support has made it possible for NCTI to help move millions of dollars into integrated housing, and to work with real estate firms, housing developers, banks, neighborhood groups, and civic leaders who influence housing availability and choices.

At our request, the Washington Center for Metropolitan Studies recently prepared a special questionnaire on attitudes toward and investments in open housing which has been tested and improved by sampling NCTI sponsors. This trial mailing brought unusually helpful response. To increase NCTI's effectiveness, this questionnaire will be mailed to you soon. Please respond to it promptly. The results should prove to be extremely valuable.

NCTI, recognizing that personal commitment must help implement the Fair Housing Act and the Supreme Court discrimination ban, now plans a three year, two-pronged effort:

1) National Neighbors: — a service to aid the stabilization and growth of integrated areas across the country, and a

2) "Live Your Beliefs" Campaign: — to increase by 100,000 a year the number of Americans committed to trying to live their beliefs in their housing choices and in their investments.

These are not easy tasks. Our plans call for professional staff, regional conferences, national advertisements, and a campaign to reach new people by mail and meetings. We feel that is necessary not only to promote integration, but to make it work. We appeal to you — make this possible.

Housing integration is working. It requires affirmative decisions at all levels of policy and practice. Individual actions can and do increase housing integration. An intensive national campaign will begin substantial implementation of our national goals.

Your early — and generous — response will help us act now to set in motion this urgently needed three year, two-pronged effort to greatly expand our educational work. Do help step up the pace of our efforts to make open housing a reality.

Sincerely,

Donald M. Fraser

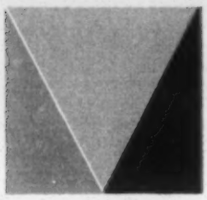
October 15, 1968

Donald M. Fraser, Chairman

P. S. Vote yes now for NCTI's proposals. Your tax deductible gift will be doubly valuable if made now.

ESTABLISHED TO INVEST IN HOUSING OPEN TO ALL

M-REIT



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WHITNEY M. YOUNG, JR.
A. L. ZWERDLING

Dear Equal Housing Supporter:

Why did the Ford Foundation invest $1,000,000 in M-REIT?

McGeorge Bundy, Ford Foundation president, addressing 300 shareholders at M-REIT's annual meeting October 9th, said:

> "...the work of the Mutual Real Estate Investment Trust, M-REIT, fell squarely within the Foundation's objectives, since it is engaged in a demonstration to prove to mortgage and equity investors that housing integration can be accompanied by financial success. M-REIT is headed by Morris Milgram, a developer with long experience in integrated housing.
>
> "Its trustees are men highly seasoned in real estate and finance. M-REIT pursues investment objectives and social purposes simultaneously. Its funds are invested in buildings showing an 8% cash flow. It seeks its opportunities with care, applies conservative appraisals, and limits its mortgage loans to a maximum of 67%. It has declared seven consecutive quarterly cash distributions to its shareholders at a rate of 3%."

M-REIT buys apartment houses in good neighborhoods, far from minority areas, and opens them to all. Nine buildings, 1046 units, in New York, New Jersey, Virginia and Illinois, have been integrated without incident. Four more in the Midwest, 538 units, just purchased are now being opened to all. M-REIT is paying 60¢ per $20 share annually to investors, tax-free due to depreciation, while shareholder equity increases 7% a year on funds invested in properties, as mortgages are reduced. In M-REIT's buildings people make friends on the basis of common interests, not race.

> Your investment can help meet the great social needs of our country. Ford's investment brings M-REIT's stock sales to $8,200,000 from 7,500 individuals and institutions. You can be part of this vital experience. Invest in M-REIT, a firm committed to truly open housing. You secure tax-free cash with a possible hedge against inflation, while showing that open housing works on a business basis.

Please -- use the enclosed subscription form now to help end the grave injustice of housing closed by discriminatory practices.

Yours for equal housing opportunity,

Morris Milgram

Morris Milgram

P.S. Why are key citizens and institutions investing in M-REIT? M-REIT is a way to put your beliefs into action. M-REIT is achieving its objectives.

PLANNED COMMUNITIES, INC., Supervisory Management Agent, 30 East 42nd Street, Suite 1305-7, New York, N.Y. 10017 • MU 7-6553 (212)

Mutual Real Estate Investment Trust is a business trust organized under a declaration of trust on file and available for inspection at the office of the Trust. Any agreement, obligation, paper, action or liability made, entered into or incurred by or on behalf of the Trust binds only the Trust's property and no Shareholder, Trustee, Officer or Agent of the Trust assumes or shall be held to any liability therefor.

11/68

This letter is not an offering. No offering is made except by a prospectus filed with the Department of Law of the State of New York. The Attorney General of the State of New York has not passed on or endorsed the merits of this offering.

Member National Association of Real Estate Investment Funds

THE NEW YORK TIMES,
SEPTEMBER 29, 1968

Ford Fund Capital to Back Ventures Aiding the Poor

Foundation to Invest Part of Portfolio in Business With 'High Social Yield' —Others Weigh Similar Plan

By M. A. FARBER

The Ford Foundation, in a major policy shift, announced yesterday that it would place part of its investment portfolio ...tures aiding the poor and ...d land con-

fund, Mr. Simon said, "We ha every expectation of being business by the end of t year."

Traditionally foundati have invested to earn a n ...e secure income and ...e to r y "charit luctivity" ...as rarely

¶Purchase of $1-million in shares of the Mutual Real Estate Investment Trust (M-REIT), an organization that has bought and integrated nine apartment houses in white neighborhoods in New York, New Jersey, Virginia and Illinois. Another four apartment buildings are under contract to M-REIT for purchase.

y in the rized to ill be g ss devel ated hou low-inco purchase ; recrea rposes. eorge B presid area of procedur t," from

Rockefeller ... the Taconic Foundation, ... president, John G. Simon, is a key figure in the move.

The foundations are awaiting ... from the Internal ... ning to farm coop declined to estima centage of Ford's rently valued at billion, might ulti

Ford Foundation Invests $1 Million In M-REIT

REALTY Oct. 15, 1968

William W. Brill, Board Chairman of the Mutual Real Estate Investment Trust, recently confirmed an investment by the Ford Foundation of $1,000,000 of the Trust's shares.

M-REIT, as the Trust is known, purchases apartment buildings in good residential neighborhoods far from areas of Negro concentration and integrates its properties while providing a return on investment to its shareholders.

McGeorge Bundy, Ford Foundation President, emphasized in announcing the investment that, "Our trustees are determined that we must enlarge our kit of tools to help in the social crisis of our time. In making this break with our tradition, we are frankly hoping to give encouragement to others with similar responsibilities."

M-REIT, with headquarters at: 30 East 42nd Street, N. Y. C., owns nine apartment buildings in: New York, New Jersey, Illinois, and Virginia and has another four buildings under contract. It has quietly integrated all its properties while providing quarterly returns to shareholders, which have been tax-free due to depreciation.

Organized in 1965, over 7,000 investors including the Ford Foundation and other institutions have subscribed nearly $8,000,000 of Trust securities at $20 per share. M-REIT is headed by Morris Milgram, an experienced developer of interracial housing, and an integrated Board of Trustees. Paul T. O'Keefe who is Chairman of the Board of Charles Noyes & Co., a major New York real estate firm, is Vice Chairman of the M-Reit Board. Other Trustees are: Thomas J. Klutznick, Treasurer; Patrick F. Crowley, Norman P. Mason and John H. Wheeler. Mr. Wheeler is President of the Mechanics and Farmer's Bank, Durham, North Carolina, the nation's largest Negro owned bank

34 THE WALL STREET JOURNAL

THE WALL STREET JOURNAL, Wednesday, October 2, 1968

Rising From the Ashes

Real Estate Trusts, Showing a Resurgence, Gain Favor With Investors After '62 Slump

By JIM HYATT
Staff Reporter of THE WALL STREET JOURNAL

CLEVELAND—Once in a while, 34-year-old Philip Hode succumbs to a prideful whim. He drives downtown to look at his skyscrapers.

A budding young real estate tycoon? Not at all. Mr. Hode is a blue-collar telephone repairman living in a Cleveland suburb. But like growing numbers of large and small investors across the country, he owns an interest in major downtown office buildings through a conceptained but fast-resurging investment vehicle the real estate investment ...

One Trust Lures Investors By Integrating Dwell

By a WALL STREET JOURNAL Staff R

NEW YORK—Mutual Real Est vestment Trust attempts to fight segregation by purchasing apartme other housing properties and quiet grating them.

The trust, created in ...

...ment concerns ...

There currently are about 60 of these so-called "real estate mutual funds," and they control more than $1 billion in assets. Another $85 million has been raised in recent securities offerings, and trust stock prices have begun to "swing," albeit gently, after years of narrow trading ranges. Trust officials are optimistic about the future: "The surface hasn't been scratched," asserts Harold H. Gebert, president of Franklin Realty, a Philadelphia trust.

Actually, real estate trusts date back to the late 19th century; they flourished until 1935, when the Supreme Court ruled that they should be forced to pay the usual corporate income taxes. In 1960, however, Congress restored largely tax-exempt status to real estate investment concerns that distribute at least 90% of their income to shareholders.

One Trust Lures Investors By Integrating Dwellings

By a WALL STREET JOURNAL *Staff Reporter*

NEW YORK—Mutual Real Estate Investment Trust attempts to fight racial segregation by purchasing apartments and other housing properties and quietly integrating them.

The trust, created in 1965 by builder Morris Milgram, advertises "one pocket for your cash and your convictions." It has purchased nine apartment buildings in New York, Chicago, Philadelphia and the District of Columbia, and has sold more than $6.2 million of shares to the public.

Based on the subscription price of $20 a share for the trust's stock, distributions to stockholders have averaged only about 3% a year. But because the distributions qualify as return of capital, rather than ordinary dividend income or capital gains, the payments are tax-free. Meanwhile, the trust has been building up equity in its investments at the rate of about 4% a year.

10 THE WALL STREET JOURNAL, Monday, September 30, 1968

Ford Foundation Plans To Invest Directly In Ghetto Industries

Trustees Earmark $10 Million for Enterprises That Are Likely to ...ocial Benefits

...taff Reporter
...hange from its ...ord Foundation ghetto indus- ...t are likely to ... rather than

In addition, the foundation will buy $1 million in shares of Mutual Real Estate Investment Trust, an organization that has bought and integrated nine apartment houses in white neighborhoods in New York, New Jersey, Illinois and Virginia. It is trying to demonstrate that housing integration, properly handled, can be financially successful.

...ndation's trustees ...

THE NEW YORK TIMES,
THURSDAY, OCTOBER 10, 1968

NEWS OF REALTY:

Integration Progress Reported

The Mutual Real Estate Investment Trust, which buys and racially integrates apartment houses in white neighborhoods, gave its shareholders a progress report yesterday at the organization's third annual meeting.

Officials of the trust noted that it owned nine apartment buildings in New York, New Jersey, Illinois and Virginia and had four more buildings under contract for purchase by the end of this month. The 13 structures, worth $18-million, contain nearly 1,600 apartments housing 5,000 persons.

As vacancies have occurred in the nine buildings that the trust has purchased since it was organized in 1965, about half of the apartments have been rented to nonwhites, the officials said. White tenants have not been fleeing from the buildings the trust owns, they added.

The trust's 7,200 shareholders includes individuals as well as labor unions, companies, religious groups, pension funds and foundations.

Recently the Ford Foundation purchased $1-million worth of the trust's shares as part of its new policy of investing in ventures that aid the poor and minority groups. McGeorge Bundy, president of the foundation, was guest speaker at yesterday's meeting, held at the Community Church, 40 East 35th Street.

A FORD FOUNDATION STATEMENT OF POLICY

INVESTMENTS IN HOUSING INTEGRATION

...ation has a high Foundation priority, further ...ident's Commission on ...

For example, the work of the Mutual Real Estate Investment Trust (M-REIT) fell squarely within the Foundation's objectives, since it is engaged in a demonstration to prove to mortgage and equity investors that housing integration can be accompanied by financial success. But M-REIT was neither eligible for a grant nor was it the kind of investment that the Foundation's investment office could make on the basis of yield alone. Now the new policy has enabled the Foundation to purchase shares in M-REIT, a total of $1 million. M-REIT is headed by Morris Milgram, a developer with long experience in integrating housing. Its trustees are men highly seasoned in real estate and finance. M-REIT pursues investment objectives and social purposes simultaneously. Its funds are invested in buildings showing an 8 per cent cash flow. It seeks its opportunities with care, applies conservative appraisals, and limits its mortgage loans to a maximum of 67 per cent. It has declared seven consecutive quarterly cash distributions to its shareholders at a rate of 3 per cent.

The organization has purchased and integrated (in New York, New Jersey, Illinois, and Virginia) nine apartment houses—1046 units costing $12 million—all located far from present Negro concentrations. Another four apartment buildings with about 500 units are under contract to purchase. The buildings show nearly 100 per cent occupancy, with vacancies reduced after integration. Negroes and whites are on the waiting lists for most of the buildings.

Because of its relatively large equity needs, M-REIT is forced to restrict the range of its activities and to spend much of its energies in search for additional investment capital. This search is not an easy one. Not only is the current rate of return below the norm for comparable real estate investments, but the average equity investor also tends to be a bit distrustful of the do-goodism involved. To date, about $7 million in subscriptions have been received, the subscribers consisting mainly of socially-conscious individuals plus an admixture of churches, trade unions, colleges, fraternal organizations and private foundations. M-REIT recently offered a new issue of $10 million.

By means of program-related purchase $1 million of this issue the Foundation is materially assisting an almost unique demonstration at a net cost that is likely to be small relative to grants for related purposes. The "grant equivalent" of the foregone yield would be less than the annual support the Foundation has been giving organizations to provide technical assistance in housing.

The Washington Post

THE WASHINGTON POST Sunday, Sept. 29, 1968

Investment Shift

'High Social Yield' Goal of Ford Fund

By Philip Greer
Washington Post Staff Writer

NEW YORK, Sept. 28—In a major break with past practice, the Ford Foundation is shifting a portion of its primary investment funds to socially significant business ventures.

Mutual Real Estate Investment Trust, N.Y.—$1 million worth of shares. M-REIT now owns nine apartment houses, containing 1046 units, in major urban centers in New York, Illinois, New Jersey and Virginia. The buildings, located ar from normal Negro areas, re all integrated.

...hope that many of them will prove to be financially successful as well. Whatever principal, interest or dividends we recover will of course be plowed back into other Foun ...

...these investments will carry ...ill, the posibility—if not the aim—of yielding profits that can be funneled into other projects. Up to now, the Foundation has committed $1.3 million; it has another $1 million nearing the final stages and has applications on hand for the remainder of the initial $10 million commitment. Advisers who normally manage the Foundation's $3 billion investment portfolio will serve as technical consultants, but the Invest ...

William Brill, board chairman of M-REIT, noted that his company started two and a half years ago with a $4.6 million stock issue and is now in the midst of a $10 million offering. Although the company has more than 7000 investors, its subscriptions come primarily from churches, trade unions, colleges, fraternal organizations and foundations. It has declared seven consecutive quarterly cash dividends at a rate of 3 per cent.

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Reprints are available from M-REIT, 30 E. 42 St., New York, N.Y., 10017

Business Week REPRINTED FROM ISSUE OF: July 6, 1968

Morris Milgram, president of Planned Communities, Inc., maps strategy with New York staff. To date, the operation has purchased 13 apartments in previously all-white neighborhoods and quietly brought in Negro tenants.

CITIES

Getting integration–without a panic

Planned Communities, Inc., takes money from shares it sells to buy apartments in white neighborhoods. Then it brings in Negro tenants. While the return is high, Wall Street is wary

How to integrate housing without creating new ghettoes or suffering a financial disaster is a problem facing real estate men these days.

The situation has taken on urgency with the striking down in one-two-blows of the last great barrier to racial integration – discrimination in housing. First Congress passed a broad new open-housing law. Then two weeks ago the Supreme Court went even further to rule illegal racial discrimination in the sale or rental of any kind of housing.

One organization working to solve the problem is Planned Communities, Inc., of New York. Says its president, Morris Milgram: "Integration in housing is a very delicate matter. The secret is to watch demand, and use your knowledge of the market to control promotion."

Proof. For Milgram, the Supreme Court decision is a kind of vindication. "It will show that what we're doing makes sense," he says. Planned Communities was formed to promote open housing in a business-like way by demonstrating it can be profitable to investors.

It sells shares in an affiliate, Mutual Real Estate Investment Trust [M-REIT], and uses the money to buy apartments in previously all-white neighborhoods.

Benefits to investors, especially those in high-tax brackets, come from M-REIT's tax-free 3% dividends on its $20 shares. As a real estate investment trust, M-REIT pays no federal taxes so long as it distributes at least 90% of its ordinary income and capital gains to shareholders. In addition, it pays off its mortgages at the rate of 4% yearly, thereby increasing stockholder equity by that amount. "It's almost as though we're giving investors 7% a year," says Milgram.

Score. To date, Planned Communities and its affiliates have purchased 13 apartments containing 2,000 moderately priced units. The operation has quietly penetrated previously all-white neighborhoods in four metropolitan areas – New York, Chicago, Philadelphia, and the District of Columbia – and five states.

Milgram has no truck with racial quotas. As units are vacated, they become available on an open-occupancy basis. If initial demand from qualified Negroes is slow, Planned Communities gets in touch with local civil rights or open-housing organizations to let them know units are available. If too many Negroes apply, Planned Communities explains the problem, and encourages them to go elsewhere to avoid tipping a building into the all-Negro column. "Tenants come in one-by-one," explains Milgram, "and there is no feeling of inundation."

During the early periods of Negro occupancy, Milgram points out the importance of maintaining or improving the quality of building services to assure white tenants that the building will not be allowed to deteriorate. Significantly, no exodus of white tenants has occurred in any of the apart-

Chicago apartment house, acquired by Planned Communities last January, now counts several Negro tenants in its 90 units. No white tenants have fled.

ments, and white applicants outstrip Negro by about 9-to-1.

So far, 104 apartments of the several hundred that have changed tenants since Planned Communities began to manage the buildings have been rented to Negro families. The highest concentration of black tenants is in a garden apartment the group has owned for four years: Rosemary Village in Silver Spring, Md. There, 50 of 415 units are Negro-occupied. A complex in Bellmawr, N.J., near Philadelphia, was taken over May 1 and will get its first Negro tenants this month.

Investors. M-REIT has sold more than $6.2-million worth of shares to more than 6,200 individuals and institutions. About 90% has been bought by individuals, with most of the rest going to church and union pension funds and some university investment portfolios.

To date, most big corporations have shied away from investing in M-REIT securities, although the group's trustees and advisory committee include important businessmen. Many businessmen have invested as individuals. Lately, some of these executives have tried to interest their companies in buying M-REIT shares. "This is what we're hoping for," admits Milgram.

Similarly, the financial community has shown little interest, although here, too, many individuals participate. "The social angle scares businessmen off," says Randolph Compton, vice-president and director of Kidder, Peabody & Co., and a long-time member of Planned Communities' advisory committee. Compton's family funds are invested in M-REIT, but he tried unsuccessfully to persuade large foundations to include its shares in their investment programs. Moreover, Kidder, Peabody was one of several Wall Street houses that turned down M-REIT's bid for underwriting.

Interest. Since the death of Martin Luther King, however, Wall Street interest has perked up a bit. "We started looking around for stocks that would have an impact on civil rights in the near-term," says William Loeb, director of research at Kahn, Peck & Co., a small investment house.

Loeb's research led to M-REIT. Last week, Kahn, Peck began pitching M-REIT to its mutual fund clients.

The initial reaction? "About 50-50," reports Loeb. "Half said 'drop dead;' the other half said 'hmm, that's interesting.'"

Milgram also hopes to attract business support through the National Committee on Tithing in Investment, headed by Representative Donald Fraser (D-Minn.). "Tithing" calls for investors to put a reasonable amount of any money they influence—10% is Milgram's goal—into development of integrated housing.

Skeptics. Despite growing social awareness and an urge to "do something," some businessmen refuse to take M-REIT seriously. A few say they just don't fool with real estate investments. Others frankly question its motives. "The liberal-leftist cast of its trustees and advisers turned me off as soon as I looked at the list," said one analyst.

M-REIT's management and advisory group is studded with names well-known in real estate, government, finance, labor, social welfare, and civil rights.

Steam engine. The spark plug and prime mover of Planned Communities, M-REIT, and all their operations is dark, intense, 51-year-old Morris Milgram, a long-time crusader for open housing and civil rights.

Back in the 1930s, Milgram was expelled from City College of New York for leading a demonstration against some visiting Italian Fascists. He later graduated from what is now a branch of Rutgers University and spent 10 years as a paid organizer for the Workers Defense League, a civil rights group in the labor movement. In 1947, he joined his father-in-law's building business and set out to promote integrated housing.

Milgram's crusade proved really costly when he started to develop an integrated subdivision in Deerfield, Ill., an all-white Chicago suburb. Residents got wind of his plan, voted overwhelmingly to turn his property into a public park, and paid only a fraction of the amount already spent on improvements. Similarly, another effort in Waterbury, Conn., suffered from underground gossip that white buyers would find themselves in a Negro development.

New angle. Since then, Milgram has abandoned the frontal approach and turned to purchase of existing housing as the simpler, less risky road to integrated housing. "We hope to influence builders to build something they would sell to us," says Milgram.

Milgram and an M-REIT adviser, Providence [R.I.] philanthropist Irving Jay Fain, are also involved in an integrated redevelopment project in Providence: University Heights.

This 480-unit, $13-million complex of apartments and town houses and 90,000 sq. ft. of retail space, is about half completed. Of the 250 families now living there, about 15% are Negroes, and there are no quotas.

Milgram is particularly excited about University Heights because it is both racially and economically integrated with both moderate and high-income housing.

With the success of Milgram's efforts now reinforced by the new law and the court ruling, the question arises: Is M-REIT still needed? "This is a gradual thing," says Vice-Chairman Paul O'Keefe. "I hope and pray that the time will come when we will sell our real estate because we won't be needed any more."

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NATIONAL COMMITTEE ON TITHING IN INVESTMENT
1914 Connecticut Avenue, N.W.
Washington, D.C. 20009

IMPORTANT NOTICE

The National Committee on Tithing in Investment (NCTI) is happy to report that on January 31, 1967, the U.S. Treasury Department ruled that as of the date of organization (July 1964) NCTI is a tax exempt organization under section 501(c)(3) of the Internal Revenue Code.

The ruling provides that contributions made to NCTI are deductible for income tax purposes as provided in section 170 of the code. Also, bequests, legacies, devises, transfers, or gifts to or for the use of NCTI made on or after the date of its organization are deductible for Federal estate and gift tax purposes under the provisions of sections 2055, 2106, and 2522 of the code.

A SPECIAL NOTE
TO SPONSORS WHO CAN HELP
FROM THE NATIONAL COMMITTEE ON TITHING IN INVESTMENT

There are many things that you can do, or that NCTI can help you to do, in support of open housing. A few are listed here. Please consider in which of these ways you can help, and then fill out this page. You may mail it with the completed questionnaire to the Washington Center for Metropolitan Studies, which will send it to us; or you may mail it yourself to:

NCTI
1914 Connecticut Avenue, N.W.
Washington, D.C. 20009

A. If we planned a meeting of NCTI sponsors in your community to discuss how our common aims may be advanced:

	Yes	No
Would you probably attend such a meeting?	☐	☐
Could you help organize it?	☐	☐
Could you lend your home or office for a small meeting?	☐	☐

B. NCTI would like to present our aims to governing boards of churches, colleges, foundations, trade unions, and similar groups, which may be in a position to invest funds in open housing. For this we would need such help as you might be able to give.

Do you serve on such a board, to which you would be willing to speak about NCTI and its program?

☐ Yes: What organization? _____ ☐ No

C. Do you belong to an organization, to a meeting of which you could have an NCTI spokesman invited to present our aims?

☐ Yes: What organization? _____ ☐ No

D. Would you like information on investment opportunities in open housing?

☐ Yes ☐ No

E. Would you like information on employment opportunities in developing or promoting open housing?

☐ Yes, full time ☐ Yes, part time ☐ No

NOTE: If you have answered "Yes" to any of the questions on this page, *please be sure to enter your name, address and phone numbers below.*

Name [PLEASE PRINT] _____

Address _____

City _____ State _____ Zip _____

Phones: (Home) Area Code _____ Number _____

(Business) Area Code _____ Number _____

NATIONAL COMMITTEE ON TITHING IN INVESTMENT — 1914 CONNECTICUT AVENUE, WASHINGTON, D.C. 20009
265-9448 Area Code 202

TITHING IN INVESTMENT

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ANNE W. SHULL
Administrative Director

This questionnaire was mailed earlier this year to a sample of NCTI sponsors. The replies were so helpful that we are now inviting all sponsors to complete and return this form. Since replies are kept anonymous, we cannot identify those who have already sent them in. If you already filled out the questionnaire, please accept our thanks and don't complete another.

Dear Tithing Sponsor:

Some time ago you expressed your faith in the proposition that "one's investments can be an eloquent voice for housing integration" by agreeing to become a sponsor of the National Committee on Tithing in Investment (NCTI). In the short period of NCTI's existence, we have grown in size and influence, and have been instrumental in getting over $15,000,000 invested in open housing.

As NCTI has grown, we have felt an increasing need to know more about our sponsors, and especially what you are thinking and doing about our common goals. We have therefore asked the Washington Center for Metropolitan Studies to formulate a series of questions, contained in the attached questionnaire, to provide a collective portrait.

Since some of the information seems fairly personal, let us offer a word of explanation. Be assured that no question has been asked out of idle curiosity or purely academic interest, or with some hidden motive. Each question was added only after consideration of its value. For example, questions about religious and racial identification will help show in which groups NCTI has found supporters and in which it has not. Questions about investment, especially in open housing, will indicate the extent to which NCTI sponsors, committed as they are to NCTI's goals, have been able to carry their principles into practice.

If you nevertheless feel that you cannot answer some of these questions, we apologize in advance. We do not want you to feel forced to supply information that seems too personal. *But do complete the remainder of the questionnaire and mail it back.*

Your answers, of course, will be anonymous and therefore made in confidence. The Washington Center for Metropolitan Studies research staff alone will see your answers, and from them will compile statistics. These will help greatly in guiding NCTI's future activities, and will be reported to you in a later NCTI Newsletter.

BEFORE IT SLIPS YOUR MIND, PLEASE COMPLETE AND RETURN THIS QUESTIONNAIRE NOW. IT IS ALREADY ADDRESSED AND STAMPED.

We are very grateful for your cooperation.

Sincerely yours,

Donald M. Fraser

October 1968

Congressman Donald M. Fraser
Chairman

A SPECIAL FORM FOR THOSE WHO ARE ABLE TO HELP NCTI APPEARS ON THE BACK OF THIS LETTER.

THE WASHINGTON CENTER FOR METROPOLITAN STUDIES

1717 Massachusetts Avenue NW Washington DC 20036 | 462-4868

QUESTIONNAIRE FOR SPONSORS OF NATIONAL COMMITTEE ON TITHING IN INVESTMENT

1. Recent developments in race relations in the United States have made many people think more about racial segregation in housing. Which of the following opinions comes closest to yours? [PLEASE CHECK ☒ ONE]

   1 ☐ There should be *less* effort to end housing segregation. The time, energy, and money that can be found should be spent on more worthwhile programs. (15)

   2 ☐ The crisis in race relations in the United States requires *more* effort to end housing segregation.

   3 ☐ We're doing as much now as can be done to end housing segregation. While we cannot do more, we should not do less.

2. A number of activities are now going on whose aim is to reduce segregation in housing. Some of these are listed below. In terms of their social importance *or* their likelihood of success in achieving desegregation, how urgent do you feel each of these is? [PLEASE CHECK ONE ANSWER FOR EACH]

	Degree of Urgency			
	1 High	2 Medium	3 Low	
A. Build superior housing in predominantly Negro central-city neighborhoods, to attract white as well as Negro families	☐	☐	☐	(16)
B. Organize residents of racially mixed neighborhoods to maintain the mixed racial composition	☐	☐	☐	(17)
C. Purchase apartment buildings in entirely white neighborhoods and rent to Negroes and whites without discrimination	☐	☐	☐	(18)
D. Build new housing in entirely white neighborhoods, and sell to Negroes and whites without discrimination	☐	☐	☐	(19)
E. Organize associations to help Negroes find housing in entirely or predominantly white neighborhoods, especially in the suburbs	☐	☐	☐	(20)
F. Organize support for passage of *local* laws to forbid racial discrimination in housing rental and sales.	☐	☐	☐	(21)
G. Organize pressure on builders and landlords to sell and rent without discrimination, as required by the new Federal open-housing legislation.	☐	☐	☐	(22)
H. Some other activity: What? _____				
_____	☐	☐	☐	(23)

As an NCTI sponsor, you have stated your belief that some portion of capital, when possible, should be invested in open housing. We should like to know what opportunities NCTI sponsors have found to put their beliefs into practice.

3. Have you any investment in stocks, bonds, mutual funds, or any kind of investment trusts?

   1 ☐ Yes 2 ☐ No [SKIP TO Q. 4] (24)

[IF "YES"]

3A. A person may invest some of his capital for one purpose, other capital for another purpose. Which of the following are among *your* investment purposes? [PLEASE CHECK ALL THAT APPLY]

1 ☐	Capital gains	6 ☐	Retirement income	(25) (26)
2 ☐	Growth of capital	7 ☐	Tax shelter	(27) (28)
3 ☐	Hedge against inflation	8 ☐	Have not thought about it	(29) (30)
4 ☐	Current income	9 ☐	Other: What? _____	(31) (32)
5 ☐	Social purposes		_____	(33)

4. Have you any investment in, or have you put any money into, any business organized to operate residential property on an open-occupancy basis?

1 ☐ Yes 2 ☐ No [SKIP TO Q. 8] (34)

[IF "YES"]

5. Do you recall how you first learned about that business? Was it: [PLEASE CHECK ONE]

1 ☐ Through a meeting held to publicize it
2 ☐ From a friend or family member
3 ☐ By personal solicitation by a representative of the business
4 ☐ By telephone solicitation
5 ☐ By mail solicitation
6 ☐ From a newspaper or magazine advertisement
7 ☐ From a newspaper or magazine story
8 ☐ From a radio or TV program (35)
9 ☐ Some other way: What? _____

6. What was there about investing in *that* business that particularly appealed to you? Was it: [PLEASE CHECK ALL THAT APPLY]

1 ☐ Opportunity for tax shelter (36)
2 ☐ Conservative business features (37)
3 ☐ Management competence of persons associated with the business (38)
4 ☐ Your respect or regard for persons associated with the business (39)
5 ☐ Social purposes of the business: the fact that it wasn't *just* a business (40)
6 ☐ Something else: What? _____ (41)

7. Do you think of the money that you put into that business as mostly:

1 ☐ A regular business investment ——— or — 2 ☐ A donation or contribution (42)

7A. Did the money come from:

1 ☐ Your regular investment portfolio
2 ☐ Other funds

7B. Why is that? _____ (43)
_____ (44)

[IF YOU ANSWERED Q's 5-7, SKIP TO Q. 15]

[IF "NO" TO Q. 4]

8. Have you ever been invited to invest in a business organized to operate residential property on an open-occupancy basis?

1 ☐ Yes 2 ☐ No [SKIP TO Q. 11] (45)

[IF "YES" TO Q. 8]

9. Were you invited: [PLEASE CHECK ALL THAT APPLY]

1 ☐ Through a meeting held to publicize it (46) (47)
2 ☐ By a friend or family member (48) (49)
3 ☐ By personal solicitation by a representative of the business (50) (51)
4 ☐ By telephone solicitation
5 ☐ By mail solicitation
6 ☐ Some other way: What? _____

10. Do you recall why you did not invest? Was it because: [PLEASE CHECK ALL THAT APPLY]

1 ☐ I did not have enough money to invest at the time (52) (53)
2 ☐ The chance of income seemed too little (54) (55)
3 ☐ The business was too new (56) (57)
4 ☐ The risk seemed too great (58)
5 ☐ There was too little information available
6 ☐ Nobody tried hard enough to sell me on the idea
7 ☐ Some other reason: What? _____

11. We would like to find out under what conditions people feel ready to invest in open housing. Some people feel that the rate of return on their investment is important; others cannot afford to lay out more than a certain amount each month; and so on. Under the conditions that are listed below, and assuming security of principal, do you think that you *probably would*, or *probably would not*, invest in an open-housing business? [PLEASE CHECK ONE ANSWER ON EACH LINE]

If the rate of return on your investment were:	1 Probably Would	2 Probably Not	3 Not Sure	
A. 2%	☐	☐	☐	(59)
B. 3%	☐	☐	☐	(60)
C. 4%	☐	☐	☐	(61)
D. 5%	☐	☐	☐	(62)
E. 6%	☐	☐	☐	(63)
F. More than 6%	☐	☐	☐	(64)
12. If the income were tax free, but the rate of return were low, would you probably invest, or not?	☐	☐	☐	(65)
13. Would you probably invest, or not, if you could buy shares at a rate of:				
A. $50 per month	☐	☐	☐	(66)
B. $25 per month	☐	☐	☐	(67)
C. $10 per month	☐	☐	☐	(68)

14. Is there any other important factor that would probably influence your decision about investing in an open-housing business?

1 ☐ Yes: What? _____ (69)

2 ☐ No

[EVERYONE PLEASE ANSWER]

15. Has being a sponsor of NCTI led you to make (or increase) an investment in open housing?

1 ☐ Yes 2 ☐ No 3 ☐ I'm not sure (70)

The next items concern your home and neighborhood.

16. In what state do you live? _____ (2-15)

17. Is the place in which you live:

1 ☐ A city with 1,000,000 or more people

2 ☐ A suburb of a city with 1,000,000 or more people

3 ☐ A city whose population is 250,000 - 999,999

4 ☐ A suburb of a city whose population is 250,000 - 999,999 (16)

5 ☐ A city whose population is 50,000 - 249,999

6 ☐ A suburb of a city whose population is 50,000 - 249,999

7 ☐ Any other place whose population is 5,000 - 49,999

8 ☐ Any other place whose population is under 5,000

18. Do you live in:

1 ☐ An apartment 3 ☐ Other: What? _____

2 ☐ A house _____ (17)

19. Do you:

1 ☐ Own your own home [INCLUDES PAYING MORTGAGE LOAN]

2 ☐ Rent (18)

3 ☐ Other: What? _____

[IF "OWN"]

19A. What is the approximate present market value of your home?

1 ☐ Under $10,000

2 ☐ $10,000 - 14,999 (19)

3 ☐ $15,000 - 24,999

4 ☐ $25,000 - 39,999

5 ☐ $40,000 - 59,999

6 ☐ $60,000 or over

20. On the block on which you live, are the residents *now*:

1 ☐ All white

2 ☐ Mostly white, some Negro

3 ☐ About equally Negro and white

4 ☐ Mostly Negro, some white (20)

5 ☐ All Negro

6 ☐ Other: What? _____

21. Of course, the race of neighbors on your block depends partly on the choice you make, and partly on the other people's choices. If you were moving now, and had your choice of equally good housing, schools, shopping, transportation, and other facilities in each case, would you *most likely* choose a block where the residents were: [PLEASE CHECK ONE]

1 ☐ Some Negro and some white

2 ☐ All Negro

3 ☐ All white (21)

4 ☐ Other: What? _____

22. If you were about to move, and if good housing, schools, shopping, transportation, and other facilities were available in each case, would you *probably be willing* to move to a block where the residents were: [PLEASE CHECK ONE ANSWER ON EACH LINE]

	1 Probably Yes	2 Probably No	3 Don't Know	
All white except for one or two Negro families	☐	☐	☐	(22)
About three-fourths white, one-fourth Negro	☐	☐	☐	(23)
About two-thirds white, one-third Negro	☐	☐	☐	(24)
About half white and half Negro	☐	☐	☐	(25)
About one-third white, two-thirds Negro	☐	☐	☐	(26)
About one-fourth white, three-fourths Negro	☐	☐	☐	(27)
All Negro except for one or two white families	☐	☐	☐	(28)

23. In the July, 1967, NCTI Newsletter a "New Fair Housing Pledge" was presented. It read in part:

"I agree, when I change my residence,
if white, to *try* to find housing on a block where Negroes already live.
if Negro, to *try* to find housing on a block where Negroes do not live, far from areas of Negro concentration."

23A. Which of the following best expresses your opinion of the pledge:

1 ☐ It is useful
2 ☐ It is not very useful, but harmless (29)
3 ☐ It is harmful

23B. Why do you feel that way? _____

_____

23C. As you recall, did you sign the pledge? 1 ☐ Yes 2 ☐ No 3 ☐ Not sure (30)

23D. Did you circulate the pledge to others? 1 ☐ Yes 2 ☐ No 3 ☐ Not sure (31)

24. Of the magazines that you read, not counting trade or professional journals, which are your favorites? **[PLEASE LIST NO MORE THAN THREE]**

1 _____ (32-33)

2 _____ (34-35)

3 _____ (36-37)

25. Are you: 1 ☐ Male 2 ☐ Female (38)

26. At your last birthday, was your age:

1 ☐ Under 30
2 ☐ 30-44 (43)
3 ☐ 45-59
4 ☐ 60-74
5 ☐ 75 or over

27. Are you now: 1 ☐ Married 3 ☐ Never married (39)
2 ☐ Widowed, divorced, or separated

28. Is any member of your household:

Under 6 years of age 1 ☐ Yes 2 ☐ No (40)
6-12 years old 1 ☐ Yes 2 ☐ No (41)
13-18 years old 1 ☐ Yes 2 ☐ No (42)

29. What was the *last* grade of school you completed? **[PLEASE CHECK ONE]**

1 ☐ Elementary school (0-8 years)
2 ☐ Some high school (1-3 years)
3 ☐ Completed high school (44)
4 ☐ Some college (1-3 years)
5 ☐ Completed college
6 ☐ Post-graduate (MA or doctoral level)

30. During the past 12 months, was most of your time spent: [PLEASE CHECK ONE]

1 ☐ Working for pay or profit
2 ☐ Looking for work

or

3 ☐ Keeping house
4 ☐ Attending school
5 ☐ Retired from work because of age or health
6 ☐ Doing something else: What? _____

(45)

[SKIP TO Q. 34]

31. Do you work for: [IF "LOOKING FOR WORK": In your last job did you work for:]

1 ☐ Yourself
2 ☐ Government (Federal, state, or local)
3 ☐ Someone else
4 ☐ Looking for work, have not previously worked

(46)

[IF "GOVERNMENT" SKIP TO Q. 33]

32. In what kind of business or industry do you work?

1 ☐ Manufacturing (except printing and publishing)
2 ☐ Printing and publishing
3 ☐ Construction of residential or other buildings
4 ☐ Wholesale or retail trade
5 ☐ Banking, finance, or insurance
6 ☐ Real estate
7 ☐ Professional or related services, such as school, church, health or welfare agency, hospital; medical, legal, engineering, or architectural services; or non-profit membership organizations
8 ☐ Radio, TV, entertainment, or recreation services
9 ☐ Transportation, telephone, or other public utilities
0 ☐ Other: What? _____

(47)

33. What kind of work do you do? [PLEASE GIVE THE NAME OR TITLE OF YOUR JOB, AS: OWNER, MANAGER, TEACHER, PHYSICIAN, SALESMAN, SECRETARY, MACHINIST, LITHOGRAPHER, BARTENDER, ETC.] _____

(48-49)

34. Was your total *family* income last year, before taxes:

1 ☐ Under $5,000
2 ☐ $5,000-9,999
3 ☐ $10,000-14,999
4 ☐ $15,000-24,999
5 ☐ $25,000-49,999
6 ☐ $50,000-99,999
7 ☐ $100,000 or over

(50)

35. In politics, do you consider yourself a:

1 ☐ Democrat
2 ☐ Republican
3 ☐ Socialist
4 ☐ Independent
5 ☐ Other: What? _____

(51)

36. In religion, do you consider yourself:

1 ☐ Protestant: What denomination? _____

2 ☐ Catholic

3 ☐ Jewish

4 ☐ Friend (Quaker)

5 ☐ Unitarian (52)

6 ☐ No religion

7 ☐ Other: What? _____

37. In race,* do you consider yourself:

1 ☐ White

2 ☐ Negro

3 ☐ Other: What? _____ (53)

[*WE HOPE THAT YOU DO NOT FIND THIS QUESTION OFFENSIVE. YOU WILL, WE ARE SURE, REALIZE THAT IT IS RELEVANT AND IMPORTANT IN THE PRESENT CASE, AND NOT SUBJECT TO MISUSE.]

THANK YOU VERY MUCH FOR COMPLETING THIS QUESTIONNAIRE.

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File: NCTI

NATIONAL COMMITTEE ON TITHING IN INVESTMENT

NEWSLETTER—

Dear NCTI Sponsor:

You support fair housing. But, when you last moved, did you end up in a segregated block? Eloquent champions of fair housing practices often unwittingly neglect their deep personal convictions in the rush to resettle. Available housing in all-white blocks may never be shown to Negroes; suitable housing in integrated blocks may never be shown to white buyers.

Because ideals often are overlooked when we have to move, NCTI has developed the NEW FAIR HOUSING PLEDGE to help persuade as many as possible to seek housing on the basis of ethical as well as physical needs. This educational campaign was initiated in part because a Negro minister told NCTI board member Morris Milgram how, by moving into a 40% Negro apartment house in Philadelphia, he made the 22-unit building 45% Negro, and then was shocked to find that other Negroes with similar housing needs soon made it 90% Negro. It is clear that we — Negroes and whites alike — must take new steps or integrated areas will become segregated and our cities will more and more become ghettoes surrounded by the white noose of suburbia.

This NEW FAIR HOUSING PLEDGE, revised with the aid of Dr. Lee Vaughn Barker (Oakland, Ca. NCTI board member and retired Presbyterian Minister) and Rev. Aron S. Gilmartin (Mt. Diablo Unitarian Church, Walnut Creek, Ca.) and with help from the NCTI executive committee, states:

Recognizing that deeds speak louder than words in developing equal housing opportunity, I agree:

(A) to become a sponsor of the National Committee on Tithing in Investment (NCTI), an educational agency based on the idea that one's funds can be an eloquent voice to help end the "terrible silence of the decent" in housing;

(B) to try to invest a reasonable portion of any capital I influence in the development of open housing;

(C) that when I change my residence,

if white, to try to find housing on a block where Negroes already live.

if Negro, to try to find housing on a block where Negroes do not live, far from areas of Negro concentration.

Enclosed in this newsletter you will find a copy of this NEW FAIR HOUSING PLEDGE in petition form. You can help by signing and getting friends, as well as members of religious, civic, educational, labor, and other groups to which you belong, to sign. (Additional copies of petition are available at NCTI office upon request.)

To help you live up to your fair housing pledge, NCTI plans a clearing house of open neighborhoods. By assisting you to find the quality home you desire, your monthly housing dollars can become a potent force to help end segregation.

NCTI was encouraged to start this clearing house by the response to the P. S. on our last newsletter, and by the many requests we have received from sponsors all over the country who wish to live their beliefs, but have not been able to get the kind of help needed when relocating in new communities.

From A REPORT TO THE PRESIDENT, American Friends Service Committee Experience and Recommendations re: Executive Order 11063 on Equal Opportunity in Housing, May 1967:

"On the basis of this work in pressing for the implementation of the Executive Order (11063 on Equal Opportunity in Housing, November 20, 1962) the American Friends Service Committee has come to two disturbing conclusions:

1. Executive Order 11063 is being widely and flagrantly violated by builders, brokers, and lenders.
2. Implementation of the Order by the Federal Housing Administration (FHA) and the Veterans Administration (VA) has been at best ineffective, and at worst subversive of the goal of equal opportunity in housing."

"...Prospective buyers have found salesmen who are not authorized to sell, unsold homes that are not for sale, prices that suddenly rise, GI certificates and sales contracts that get lost, routine business transactions that spin out into months of delay, credit companies that find unpaid bills that never were incurred, and questionable expressions of concern by builders and sales agents that their clients not move into a neighborhood where 'they wouldn't be happy."

"AFSC is struck by the disparity between the stated policies of President Johnson and the actions of FHA...President Johnson has said that the Federal Government should not be 'an active or passive ally' of housing discrimination and segregation and he has called upon all Federal agencies to exert their utmost efforts to bring these situations to an end...Yet, in the same year that the President spoke, FHA instituted a new method for disposing of its acquired properties and let contracts to brokers for management of these properties without regard to the broker's business commitment to discrimination or the extent to which a local real estate market was segregated."

For Your Information

Item: NCTI welcomes to its Board of Directors:

1. Mrs. Paul Brown (Esther), National Coordinator, Panel of American Women, Kansas City, Mo. Panel of American Women is unaffiliated with other agencies or groups; it presents programs about prejudice. Each panel is made up of a Catholic, a Jew, a Negro, a white Protestant and a moderator.

2. Mrs. John B. Greene (Anne), former chairman Dayton Human Relations Commission, presently a member of the board; also president of Community Welfare Planning Council of Dayton, Ohio.

Congressman Donald M. Fraser
Chairman of the Board
National Committee on Tithing in Investment
1914 Connecticut Avenue N. W.
Washington, D. C. 20009

Dear Congressman Fraser:

Recognizing that deeds speak louder than words in developing equal housing opportunity, I agree

(A) to become a sponsor of the National Committee on Tithing in Investment, NCTI, an educational agency based on the idea that one's funds can be an eloquent voice to help end "the terrible silence of the decent" in housing;

(B) to try to invest a reasonable portion of any capital I influence in the development of open housing;

(C) that when I change my residence,

if white, to try to find housing on a block where Negroes already live.

if Negro, to try to find housing on a block where Negroes do not live, far from areas of Negro concentration.

(Name)	(Street #)	(City & State)	(Zip)

3. Dr. Jack Mendelsohn, minister Arlington Street Unitarian Church, Boston, Mass. Author, "The Martyrs," "The Forest Calls Back," "Why I am a Unitarian," and other books; also the pamphlet on tithing, "One Pocket or Two for our Cash and our Convictions," condensed in May 1967 NCTI newsletter.

Item: Last issue of our newsletter elicited warm responses: from church groups, from individuals, from city agencies, and from fair housing groups. (Copy of one memorandum which was sent to NCTI office: "Enclosed is a newsletter from the National Committee on Tithing in Investment (NCTI) which presents an idea which is exceptionally relevant... After you have read the enclosed, please advise me: (1) if you think that the plan outlined has possibilities of a practical application in _____; (2) if you are interested to the extent that you would encourage the Council on Religion and Race or some other appropriate group to implement an NCTI program in _____. s/s executive director, Human Relations Commission.)

Item: May 1967 issue of SOCIAL ACTION (Council for Christian Social Action of the United Church of Christ) titled "fair housing; next steps" contains article by Congressman Donald M. Fraser "NCTI: new hope for open housing." Copies are available at 25¢ each. Write: NCTI, 1914 Connecticut Ave., N.W., Washington, D.C. 20009.

Item: NCTI has asked I. Maximilian Martin, Philadelphia's leading Negro realtor, to check into two housing ventures in Pennsylvania with which we hope to cooperate. In keeping with our practice, NCTI asks someone from our board or someone especially knowledgeable to look into as many aspects as possible of a venture asking for assistance before allowing the group to approach NCTI sponsors for investment funds.

Item: The SIGN (National Catholic Magazine) May 1967 includes article "In Pursuit of Justice - Builder in Black and White," by Thomas J. Fleming, a profile of Morris Milgram of NCTI's national board. Our office has had dozens of requests from readers for tithing information as a result since our name and address appeared in the article.

Item: Two housing and investment groups in Washington, D. C. are meeting with members of our board to try to work out ways in which we can help.

Item: Further preliminary discussions have been held with members of Associates for Better Communities (ABC) led by former Congressman Byron Johnson, professor at University of Colorado, to try to help this group "get off the ground." ABC is "a corporati[illegible] to lend risk capital to qualified sponsors of better housing" open to all. "It will s[illegible] whose purpose [illegible] sumer costs."

Item: We [illegible] John F. Croni[illegible] tration in race [illegible] grams for ope[illegible] ance, as evide[illegible] difficulties, m[illegible] make more lo[illegible] Scattered publ[illegible] down houses a[illegible] REIT which bu[illegible] organized reli[illegible]

TITHING IN

INVESTMENT

NATIONAL COMMITTEE ON TITHING IN INVESTMENT
1914 CONNECTICUT AVE., WASHINGTON, D.C. 20009
265-9448 Area Code 202

Congressman Donald M. Fraser, Chairman
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Rev. John F. Cronin, Treasurer
Eliot D. Pratt, Founding Chairman

Lee Vaughn Barker
Mrs. Paul Brown
Rev. Francis M. Doyle
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TEAR OFF

Tear off petition, fold and seal with tape or staple.
No postage will be required to mail.
If you prefer, you may put this petition into your own envelope and address it to: NCTI, 1914 Connecticut Ave. N.W., Washington, D.C. 20009 and add a contribution to help make this new fair housing pledge campaign a success.

open housing. Kansas City realtors will sell property to any buyer unless the seller explicitly forbids this." (Ed. Note: On July 20, Montgomery County, Maryland, became the first Washington, D. C., suburban jurisdiction to enact a fair housing law. The legislation covers ALL PROPERTY sales or rentals except for owner-occupied dwellings with no more than two rental or leasing units and religious institutions.)

Item: From the Washington Post, 6/28/67, William Raspberry in POTOMAC WATCH: "Because a Federal employment center can be an important plum for a growing community, General Services Administration has the opportunity to put the Government's job producing money where its policy statement's mouth is. (Emphasis is ours.)

* * * *

File

NATIONAL COMMITTEE ON TITHING IN INVESTMENT

NEWSLETTER—

NCTI WORKSHOP CONVENES AT CARLETON COLLEGE

As you receive this newsletter, participants from twelve neighborhood integrated groups, together with staff and resource panelists, are arriving at Carleton College in Northfield, Minnesota, for a workshop (3/27 to 3/30) sponsored by your Committee (NCTI).

NCTI (as reported in our last communication to sponsors) is currently initiating an effort to set up a national service agency for existing integrated residential areas throughout the country. Special attention will be focused on already existing groups, or where attempts are being made to organize local grass roots organizations, working to make a success of their racially mixed communities. They have responded warmly to NCTI's invitation.

Such organizations, which frequently follow the precedent of Neighbors Inc. in Washington, D.C. of using the "neighbors" designation in their group name, are far more common than is generally known. A considerable number have had a strong impact upon their own cities and particularly on their own constituencies — the several million Americans who live in multi-racial residential neighborhoods. In spite of the virtual non-existence of national communication among such groups, we find that they have very similar experiences and have found it necessary to act vigorously in identical areas:

* Seeking quality education in their public schools

** Supporting school integration in the fullest sense

*** Seeking transportation planning that recognizes the physical and social effects of transportation corridors

**** Sponsoring innovative community social events

***** Opposing lax zoning and variance procedures

****** Conducting campaigns to attract new white residents

******* Developing programs for youth

NCTI's primary function is to educate Americans to understand that their private investments can play a decisive role in developing open housing. It is, therefore, imperative to our efforts that the feasibility of integrated living be demonstrable. These integrated neighborhood groups are the pioneers of multi-racial living. If they succeed, they will influence the results of the efforts under way to expand new housing options in metropolitan programs and in new town developments. If they fail, the trends toward apartheid in our nation will be strengthened.

We are happy to announce that Mrs. Jean Gregg will serve as NCTI Staff Coordinator for this program. She helped draft a proposal which enabled NCTI to obtain foundation funding to help in this project, and is currently working on the founding workshop.

Jean Gregg comes to NCTI uniquely qualified to serve as Staff Coordinator in this area. She has had eight years of intensive experience in the new field of maintaining integration in racially mixed neighborhoods, starting with her own home community of Crenshaw (Los Angeles). In 1961, Mrs. Gregg and Mrs. Fifi Boger, one of Los Angeles' leading Negro leaders, responding to the needs arising from racial transition, developed United Neighbors — a discussion group committed to integration.

In 1964, Crenshaw Neighbors, Inc. was founded and Mrs. Jean Gregg served as its first executive director. During her tenure, C.N. grew from 100 to 750 members. It established its own licensed real estate service — designed to attract white as well as black residents — and worked to keep the community and its schools attractive to newcomers.

In addition, Mrs. Gregg has been active in a number of organizations as a volunteer: L.A. Board of League of Women Voters; Chairman of L.A. Council of Integrated Neighborhoods; member of Housing Committee of L.A. County Human Relations Commission, etc.

In the next issue of THE INTEGRATOR, of which our National Board member, Mrs. Olive Walker, is editor, Jean Gregg's article, "Toward a National Association of Integrated Neighborhoods" will be printed. Mrs. Walker has been kind enough to grant us permission to excerpt:

"The integrated neighborhoods of America are seldom in the foreground of any discussion about racial issues. As black Americans' demands grow stronger, attention has focused on the poverty-stricken ghettos and the backlashing white suburbs. To the decision makers of the country, the problems presented by the apparently unclosable gap between these two societies both require and defy solution. There is little room for attention to the problems, or to the accomplishments, of the areas where that gap has narrowed — where white and black middle class citizens share a community in nearly equal numbers and live together in apparent harmony.

"...In spite of the generally apathetic attitude toward their existence, the people who work for the continued health of their communities take a serious and often militantly aggressive view of the importance of their efforts. ...These are remarkably persistent and stubborn groups of people and many an integrated neighborhood has long outlasted earlier predictions of its imminent demise.

"...Most (integrated neighborhood groups) feel somewhat alone, isolated, even perhaps alienated from a society that makes them fight so hard simply to enjoy the right to shed the racism of their past. Most are peripherally aware that other organizations fight the same fight in other cities, but communication among them is sparse, usually restricted

to a sometimes exchange of newsletters and brief attention on the few occasions when one group or another breaks into national news media via a feature article or TV.

"...The gallant fight these groups put up poses some interesting questions. Do West Mt. Airy in Philadelphia and the Shaker Communities in Cleveland and North Avondale in Cincinnati and all the other places like them, where the black migration to the cities and the growth of the Negro middle class have brought about a far-from-planned racial mixture, make any real difference in the monumental issues of racism and poverty in America?

"...Perhaps the time has come for the integrated neighborhood groups to step back from their daily battles long enough to look at the over-all picture, so far as it can now be ascertained, and make a determination as to whether or not they may have a potential for solving the nation's greatest problem and if so, whether concentrated effort might bring about serious recognition of that potential by the governmental agencies, private institutions, and individuals who want to see a single society in America...." (emphasis — editor's)

****
* Subscriptions to THE INTEGRATOR will prove of great *
* interest. "This is a journal dedicated to integration, *
* recognizing it as an idea attacked from all sides. *
* Blacks have lost faith that it can come to pass in *
* America. Many white people see it as a sinister plot of *
* Communism or at the very least a mongrelization of the *
* white race. Integration is looked upon here as the hope *
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* This is our commitment." $3.00 per year. *
* THE INTEGRATOR *
* WRITE: Suite 505, 3685 Crenshaw Blvd. *
* Los Angeles, California 90016 *
****

For Your Special Information:

EXCITING NEWS: Mr. Leonard Zion, Senior Consultant for NCTI, has prepared a preliminary statement of purpose and outline of our "Live Your Beliefs" campaign:

The Open Housing Act of 1968 affirmed the federal responsibility and the individual morality for fair housing practices under the law. But this law does not necessarily become manifest unless it is violated. An affirmative public climate is required in order for the individual to begin living or investing in open housing neighborhoods and communities.

It is, therefore, important to realize that within the law there remains a personal choice to be made by the prospective home owner or investor. Even though we live in a highly mobile society, positive belief in the basic concept of open housing is not translated into positive action until relocation or investment is personalized. In such circumstance, other factors, though not contradictory, can and do influence the choice of neighborhood without regard to idealistic goals.

It is vital that a number of visible steps be taken in advance of facing a decisive situation which will commit the uncommitted to follow a course of action consistent with values and beliefs.

The first step is to educate every citizen to this personalized approach to the law by creating a new measure of value judgments by which future decisions will be made.

The second step is to encourage a written commitment to open housing which will translate into positive action at the earliest opportunity for individual choice. It is one thing to say you believe, it is quite another to sign on the dotted line.....

Preliminary steps have been taken to outline a national campaign as well as local programs. In this effort, Mr. Zion has been working with members of Gale Associates, a Washington consulting firm with wide experience in fields closely related to ours.

One final item: The Washington Center for Metropolitan Studies is now preparing a tabulation of our questionnaire responses. A full report will be forthcoming soon.

We know you will join with us in extending deepest sympathy to our chairman, Congressman Donald M. Fraser, on the recent loss of his mother.

P.S. We are still working on the list of banks which actively participate in helping open housing ventures, etc. We will keep you posted.

Prepared by Anne W. Shull
Administrative Director 3/69

NATIONAL COMMITTEE ON TITHING IN INVESTMENT
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Congressman Donald M. Fraser

MEMBER OF CONGRESS
MINNESOTA, FIFTH DISTRICT
432 HOUSE OFFICE BUILDING
WASHINGTON, D. C. 20515

Dear Friend:

Responsible persons must heed the prophetic words of Norman Cousins in The Saturday Review:

> "Not much time is left. The white people of America are going to have to do something dramatic and they have to do it fast. . . The main work has to be done not just by legislation but by enough individual Americans who accept a moral obligation and responsibility in their everyday attitudes and actions. . . A national tragedy is in the making. If it is to be averted, the eyes and consciences of the nation will have to be opened wide - and soon."

Many of us would respond to such a call for action but need clear direction as to where and how to act. One important area is housing, "perhaps the most ubiquitous and deeply rooted Civil Rights problem in America." (1963 Report, US Commission On Civil Rights) Suburban housing, virtually closed to non-whites, leads to Negro central cities, with consequent school segregation. Bold steps are needed now to change this pattern. But how? The enclosed reprint from the N Y Times shows the way.

Patterns of housing are in large part determined by real estate investors who decide who may buy or rent. Thus, we must encourage investors to make their money work for justice as well as fair return. The National Committee On Tithing in Investment (NCTI) of which I am chairman is developing this dramatic, new approach.

I earnestly invite you to sponsor NCTI. NCTI's purpose is to educate individuals and non-profit agencies to commit about 10% of their available capital for investments in housing open to all, as well as to do research on the investment patterns of non-profit groups.

Now is the time for bold action to end the insufferable restrictions in housing, to help break what Life has called "the terrible silence of the decent" in housing. Sponsorship involves no obligation save belief in the idea; but it is an idea that can start now to change the world of segregation in housing and education.

Do sign the sponsor card today, and show the N Y Times ad to friends so they too can help build a world where people can know each other across all walls of race or creed.

Sincerely yours,

Donald M. Fraser

Donald M. Fraser

If your home or college town is all white or segregated, organize a fair housing committee. About 400 are now at work for equal housing opportunities. For information on organizing fair housing committees, write to the National Committee Against Discrimination in Housing, 426 W. 58 Street, New York 19, N.Y. When moving from one city to another, find an integrated community or help to integrate one by your action. Ask for aid in getting facts on housing desegregation in your community. Sometimes such facts are available from local offices of the American Friends Service Committee, 160 N. 15 Street, Philadelphia 2, Pa.; National Urban League, 14 East 48 Street, New York 17, N.Y.; NAACP, 20 West 40 Street, New York 32, N.Y., or Congress on Racial Equality, 38 Park Row, New York 38, N.Y. **Morris Milgram —"Developing Open Communities," National Student Councils of YMCA & YWCA.**

concerned friends so that we can send them material on tithing.

Send us names of brokers, banks and other investment agencies interested in handling tithing accounts. Help us build up a national list of friendly investment agencies. Start now to change the world of segregation in housing and education for many Americans.

Congressman Donald M. Fraser
432 House Office Building
Washington, D. C. 20515

Dear Congressman Fraser:

I agree to become a sponsor of the National Committee On Tithing in Investment. I understand there is no obligation, save belief in the idea.

Signature .....

Print Name .....
Position
(For Identification).....

Address .....

.....

Additional copies: 1—3 Free, 10 for $1, 100 for $5, 1000 for $25. Make check payable to National Committee on Tithing in Investment. Mail orders for over 100 copies directly to the printer, Turnpike Press, Box 170, Annandale, Virginia. Send all other orders to Howard W. Smith, Room 704, 1914 Connecticut Ave., N.W., Washington, D.C., 20009. Telephone 265-9448.

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"Not much time is left. The white people of America are going to have to do something dramatic and they have to do it fast. The passage of the civil rights bill is the least, not the most, that is required. The main work has to be done not just by legislation but by enough individual Americans who accept a moral obligation and responsibility in their everyday attitudes and actions. . . . A national tragedy is in the making. If it is to be averted, the eyes and consciences of the nation will have to be opened wide—and soon."

—Norman Cousins—editorial, The Saturday Review, May 30, 1964

Moreland Griffith Smith FAIA
P. O. Box 494
Atlanta, Georgia 30301

Help break

the terrible silence of the decent

Many Americans want open occupancy in housing, but few of us in our daily lives can take the trouble and time to work for it. We are caught in what **Life** has aptly called "the terrible silence of the decent"—a silence that undermines our convictions and erodes the cause of civil rights. Suburban housing, virtually closed to non-whites, leads to Negro central cities, with consequent segregation in schools. Bold steps are needed now to change this pattern. But how?

The following proposal—Tithing in Investment—explains one important way we can break the silence. It is based on the proposition that one's investments can be an eloquent voice for integration. Money talks. If you want your money to speak for your beliefs, you will want to consider this proposal for Tithing in Investment.

1. Q. What is Tithing in Investment?

A. It is investment by non-profit institutions or by individuals of about 10% of their available investment capital in **housing that is open to all.** The investor gradually builds a "Tithing Portfolio" consisting of stocks, bonds and other securities or investments in real estate issued by organizations that practice housing integration.

2. Q. What is the National Committee On Tithing in Investment and what is its program?

A. This is a non-profit agency organized to meet the challenge of "the terrible silence of the decent" in the field of investment in housing. NCTI will **not** invest. It will endeavor to link sound investments with fairness and justice in housing. It will serve as a clearing house for information, so that stockbrokers and banks can act knowledgeably on behalf of their tithing clients. It will promote research on the investment policies of churches, labor unions, colleges and other non-profit institutions.

3. Q. How would investments be linked with fair housing?

A. NCTI will develop a panel of people familiar with open occupancy housing problems. This group, on request, will advise on the social aspects of investments. The panel will not concern itself with assessing financial risks. This is the responsibility of the investment agency.

4. Q. How else will NCTI assist tithing investors?

A. NCTI is accumulating a list of brokers, banks and other investing groups that will handle tithing accounts. This list will be sent to any person or institution upon request.

5. Q. Who runs the National Committee On Tithing in Investment?

A. Listed below are the directors. The Board of Directors sets the policy.

6. Q. Doesn't the existence of FHA and VA mortgages make your program unnecessary?

A. Even if government housing agencies were enthusiastically promoting open housing, these activities cover only a small part of the housing market. In addition, FHA mortgage insurance is not available in many situations. The buyer of a large apartment house, for example, would have to make major improvements (about 20% of value) in the building to become eligible for an FHA mortgage. Few buildings worth buying need such extensive improvements. Moreover, purchasing groups and builders need equity capital for all buildings—and such funds are not readily available for open housing.

7. Q. Doesn't the late President Kennedy's Executive Order on housing do the job, making tithing unnecessary? What about The Civil Rights Act of 1964? What about state and local fair housing laws?

A. The sad fact is this: Most dwelling units in the United States are **not** covered by the Executive Order or by any fair housing law. The Civil Rights Act of 1964 does not cover housing. Housing integration requires the energy and funds of dedicated Americans, not laws alone.

8. Q. How much safety is available in open occupancy housing investments? What are the risks?

A. As with all investments, there is risk. In our judgment there are sound investment opportunities in this field, and these opportunities may multiply as NCTI's success encourages builders and developers to open their housing to all.

9. Q. What about the person with a complex investment portfolio? Could he reorganize his portfolio gradually over a period of time—say, one year—or would he have to set up a Tithing Portfolio overnight?

A. NCTI does not intend to put a time limit on a person's effort to tithe. Conscience and sound business judgment are the sole criteria.

10. Q. Can a church practice tithing in investment?

A. Certainly. And so can a union, college, pension fund, charitable foundation, or any other responsible institution. Most such institutions have assets which are presently invested in some fashion. We seek to encourage these institutions to channel a portion of their investment capital into open housing.

11. Q. Having agreed that about 10% of one's investments shall be used to promote open housing, how does an individual or institution then assure himself that the balance of his portfolio is invested consistent with belief in equal opportunity for all citizens?

A. For information, contact the United Council for Fair Employment, Inc., 342 Madison Ave., New York, N.Y. 10017, a non-profit agency.

12. Q. How is the tithing movement financed?

A. NCTI is supported by voluntary contributions. Gifts are needed—to pay for staff, rent, printing, postage, phone, etc. Contributions are not invested; they are used for current operating expenses. Checks to "National Committee On Tithing in Investment, Inc." should be mailed to Howard W. Smith, Executive Secretary, Room 704, 1914 Connecticut Avenue, N.W., Washington, D. C. 20009.

13. Q. What can I do to help?

A. You can become a sponsor of NCTI. This does not obligate you to contribute money to the agency. There is no commitment, save belief in the idea of tithing.

Here are other ways you can help:

Seek sponsors—especially among people who control capital either personally or through their roles in churches, pension funds, foundations, universities, labor unions, etc.

Be on the lookout for ways that **you** can influence investment policies: as a college alumnus, as a bank depositor, as a church member, as a member of any board, and even as a voting citizen with a stake in the administration of municipal and state pension funds.

Spread the word about NCTI. Send us names of

"The tithing in investment movement can be part of the great social revolution now taking place. Not all of us can go to Mississippi to register voters, but we can act boldly to end the insufferable restrictions in housing. We must act now, as one Mississippi student volunteer has said, to do something about 'the closed society.'"

—Letter from Congressman Donald Fraser inviting friends to sponsor the movement.

"More and more I feel that the people of ill will have used time much more effectively than have the people of good will. We will have to repent in this generation not merely for the hateful words and actions of the bad people but for the appalling silence of the good people. Human progress never rolls in on wheels of inevitability; it comes through the tireless efforts of men willing to be co-workers with God, and without this hard work, time itself becomes an ally of the forces of social stagnation. We must use time creatively, in the knowledge that the time is always ripe to do right. Now is the time to make real the promise of democracy and transform our pending national elegy into a creative psalm of brotherhood. Now is the time to lift our national policy from the quicksand of racial injustice to the solid rock of human dignity."

—Martin Luther King, Jr.
"Why We Can't Wait"

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DR. CALVIN PLIMPTON, PRESIDENT
AMHERST COLLEGE
AMHERST, MASSACHUSETTS

RE: MUTUAL REAL ESTATE INVESTMENT TRUST

DEAR DR. PLIMPTON:

AS A PERSON WHO HAS BEEN WORKING IN THE AREA OF FAIR HOUSING FOR THE LAST TWO OR THREE YEARS, I HAVE BECOME INCREASINGLY AWARE OF THE PAUCITY OF FUNDS AVAILABLE FOR INVESTMENT IN REAL ESTATE WHICH IS OPEN TO ALL PERSONS REGARDLESS OF RACE. THE LACK OF INVESTORS INTERESTED IN THIS TYPE OF PROPERTY IS A MOST IMPORTANT FACTOR IN OUR INABILITY TO CHANGE SEGREGATED PATTERNS OF HOUSING THROUGHOUT THE UNITED STATES.

I HAVE ALSO BEEN CONCERNED ABOUT AN INCREASING INDIFFERENCE TO ANYTHING BUT SECURITY AND PROFITABILITY ON THE PART OF THE INVESTMENT PUBLIC IN GENERAL. IT SEEMS TO ME THAT OUR COLLEGES AND UNIVERSITIES SHOULD TAKE THE LEAD IN CHANGING THIS PATTERN. A COLLEGE WHICH PURPORTS TO EDUCATE YOUNG PEOPLE TO THEIR RESPONSIBILITIES IN THIS WORLD CANNOT AFFORD TO BE INDIFFERENT TO THE PURPOSES FOR WHICH ITS OWN ENDOWMENT FUNDS ARE BEING USED. THE COLLEGES AND UNIVERSITIES CONTROL A LARGE ENOUGH AMOUNT OF INVESTMENT CAPITAL THAT THEY COULD EXERT A CONSIDERABLE AMOUNT OF MORAL FORCE SIMPLY BY REFUSING TO INVEST IN COMPANIES WHICH DISCRIMINATE IN EMPLOYMENT, OR WHICH VIOLATE ANTITRUST LAWS, ETC.

THE SPECIFIC PURPOSE OF THIS LETTER, IS TO SUGGEST THAT AMHERST COLLEGE, HAVING JUST RAISED A LARGE CAPITAL SUM, IS IN A VERY GOOD POSITION TO TAKE ADVANTAGE OF THE OPPORTUNITY PROVIDED BY THE FORMATION OF THE MUTUAL REAL ESTATE INVESTMENT TRUST. THIS REAL ESTATE TRUST WILL BE ENGAGED IN PURCHASING RENTAL PROPERTY TO BE OPERATED WITHOUT DISCRIMINATION. IT HAS BEEN DEMONSTRATED THAT BY CAREFUL PLANNING, THIS CAN BE DONE IN A MANNER WHICH WILL PROVIDE SATISFACTORY PROFITS FOR INVESTORS. AT THE PRESENT TIME, I KNOW OF NO OTHER PLACE IN WHICH MONEY CAN BE INVESTED WITH REASONABLE PROFITABILITY TO CREATE AS MUCH SOCIAL BENEFIT TO THE NATION.

I HAVE ENCLOSED A PROSPECTUS, AND I WOULD LIKE TO SUGGEST THAT IF THE COLLEGE'S FINANCIAL ADVISORS WILL APPROVE, AMHERST SHOULD COMMIT A SUBSTANTIAL SUM, PERHAPS $1,000,000.00 TOWARDS THE PURCHASE OF THESE SHARES. IN ADDITION, I BELIEVE AMHERST COULD TAKE THE LEAD IN PRODUCING OTHER INVESTORS FOR THE SHARES OF THIS TRUST FROM AMONG OTHER COLLEGES AND UNIVERSITIES.

I AM ADDRESSING THIS REQUEST TO YOU AT THE SUGGESTION OF BISHOP CADIGAN, WHO INDICATED THAT YOU WOULD BE THE PROPER PERSON TO SEE THAT THE PROPOSAL RECEIVES THE ATTENTION OF THE BOARD OF TRUSTEES.

SINCERELY,

SAMUEL H. LIBERMAN II
CLASS OF 1956

* * * *

NATIONAL COMMISSION ON URBAN PROBLEMS

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PHONE: 382-8226

CU-8-67
(Contact: Walter Rybeck)

FOR RELEASE
Sunday
May 21, 1967

President Johnson's National Commission on Urban Problems will hold a full day of hearings on the subject of urban renewal on Thursday, May 25, in New Haven, Conn., a city that has gained national attention for its comprehensive approach to urban renewal.

Mayor Richard C. Lee, who has led this New Haven effort, will be the lead-off witness.

Former Senator Paul H. Douglas, Chairman of the 16-man Commission, said the hearing is designed to seek constructive examples of successes, and to obtain a national view of directions in which urban renewal is and should be moving. The hearing will raise the question of the relationship of urban renewal to the Commission's task of indicating how an adequate supply of housing can be provided for the maximum number of people.

Mr. Douglas said social and physical rebuilding, as well as the political process of rejuvenating cities, will be of special interest.

Other witnesses will include:

Mr. Mitchell Sviridoff, Administrator, Human Resources Administration, City of New York
Mr. Jack Meltzer, Director, Center for Urban Studies, University of Chicago
Prof. Herbert Kaufman, Chairman, Political Science Department, Yale University
The Rev. Howard Fauntroy, President, Board of Directors, Model Inner City Community Organization, Washington, D.C.
Mr. Melvin J. Adams, Executive Director, New Haven Redevelopment Agency

The New Haven hearings, open to the public, will start at 9:30 a.m. in the Conte School Auditorium, which has been a focal point of neighborhood renewal. After a lunch recess, hearings will resume at 2:30 p.m.

NATIONAL COMMISSION ON URBAN PROBLEMS

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CU-9-67
(Contact: Walter Rybeck)

FOR RELEASE
Wednesday
May 24, 1967

The role of financial institutions in upgrading the nation's existing supply of housing will be the focus of President Johnson's National Commission on Urban Problems during public hearings in Boston on Friday, May 26.

Edward J. Logue, Development Administrator of the Boston Redevelopment Authority, will be lead-off witness at the historic Old South Meeting House at 9 a.m.

A panel of three bankers will discuss the difficulties of providing mortgage loans and other credit in blighted neighborhoods, and methods for surmounting these difficulties. The witnesses will be Robert Morgan, Chairman of the Board, Boston Five Cents Savings Bank; Joseph Bachellor, President, Suffolk Franklin Savings Bank (and manager of a Boston financial pool which provides credit for housing rehabilitation); and Lee Stanley, President-Treasurer, New Haven Savings Bank.

The afternoon session starting at 2:30 p.m. will be in the Roxbury YMCA. Barnet Lieberman, Director, Philadelphia Housing and Development Corp., and two private builders of Boston, Hamilton Wyche and George Romanos, will pursue the question of how deteriorated neighborhoods discourage financing and how the lack of financing further contributes to worsening housing conditions.

Former Senator Paul H. Douglas, Chairman of the 16-member Commission, emphasized that the hearing is directed at a national question common to most large cities and is not an investigation of Boston. "We do not intend to duck or sidestep the tough issues," he said. "We intend to examine them methodically and responsibly...Wherever we can find them, we are seeking examples of good things which have been done."

During the noon recess, the Commission will take a short tour of Boston's Government Center, look at the new technology used at Academy Homes, and see some of the Washington Park Urban Renewal Area near the afternoon meeting place.

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Paul H. Douglas, Chairman
Washington, D. C.

David L. Baker
Supervisor of the 2nd District
of Orange County, California
Garden Grove, California

Hugo Black, Jr., Attorney
Miami, Florida

Lewis Davis, Architect
Brody & Associates
New York, New York

John DeGrove, Professor
Florida Atlantic University
Boca Raton, Florida

Anthony Downs, Treasurer
Real Estate Research Corp.
Chicago, Illinois

Ezra Ehrenkrantz, President
Building Systems Development, Inc.
San Francisco, California

Alex Feinberg, Attorney
Camden, New Jersey

Jeh V. Johnson, Architect
Poughkeepsie, New York

John Lyons, General President
International Association of
Bridge Structural and
Ornamental Iron Workers
St. Louis, Missouri

Richard W. O'Neill, Editor
HOUSE AND HOME MAGAZINE
New York, New York

Richard Ravitch, Vice President
HRH Construction Corporation
of New York
New York, New York

Honorable Carl E. Sanders
Former Governor of Georgia
Atlanta, Georgia

Mrs. Chloethiel Woodard Smith
Washington Architect and
City Planner
Washington, D. C.

Honorable Tom J. Vandergriff
Mayor
Arlington, Texas

Coleman Woodbury, Professor of
Urban Affairs
University of Wisconsin
Madison, Wisconsin

ABOUT THE COMMISSION...

NATIONAL COMMISSION ON URBAN PROBLEMS

ROOM 640, 806 15TH ST. N. W., WASHINGTON, D. C. 20005
PHONE: 382-8226

Origins of the Commission President Johnson in his 1965 Message on the Cities urged the creation of a temporary national commission to generate "ideas and instruments for a revolutionary improvement in the quality of the American city." Congress later that year authorized and, in 1966, appropriated funds to carry out this purpose. On January 12, 1967, the President announced the appointment of Paul H. Douglas as chairman of the 16-member Commission. (see attached list)

Status of the Commission The Commission serves directly under the White House and is independent in program and policy matters from other agencies of government. It has its own offices in the Shoreham Building in Washington. For administrative purposes--to avoid wasteful duplication of such housekeeping functions as personnel and payroll, for example--the Commission enjoys close cooperation with the Department of Housing and Urban Development. No strings are attached to this service. Final recommendations of the Commission will be submitted to the President, to the Congress, and to the Secretary of Housing and Urban Development.

Scope of the Work Both specific and general functions were assigned to the Commission by the President and by Congress. The specific assignments call for close scrutiny of building codes, zoning, housing codes, taxation at the federal, state and local levels, and development standards. In more general terms, the Commission has been urged to find ways of making cities more liveable with attention to the need for increasing the supply of decent, low-cost housing.

Method of Operation The Commission meets regularly and frequently. Within two months of its first meeting, the Commission with virtually complete attendance met for a total of six full days. Subcommittees were formed so Commission members could give more detailed attention to such matters as zoning and land use, housing technology and codes, housing programs and finance, intergovernmental relations, taxation and social problems. To focus on specific issues--drawing national attention to urban successes as well as urban roadblocks--the Commission scheduled public hearings in 18 cities for the months from May through October, 1967. The Commission is surveying past and current literature, meeting with the nation's urban specialists and developing liaison with other agencies and groups who have common interests.

Publications In addition to the final recommendations that will be the end product of the Commission, it is anticipated that transcripts of hearings, study papers by staff members and contributions of outside consultants prepared for the Commission will be published when they are deemed to have general interest.

The Professional Staff Howard E. Shuman, Executive Director. Gordon E. Howard and Allen D. Manvel, Associate Directors. David M. Pellish, Walter Rybeck, Frank Thomas DeStefano, John H. Noble, Walter Smart and Stanley D. Heckman, Assistant Directors. Mrs. Jane Carey Enger, Administrative Officer.

From the Office of:

SENATOR JACOB K. JAVITS (R-N.Y.)

FOR RELEASE PM's
MONDAY, MAY 22, 1967

ESCALATION OF DISCONTENT IN URBAN GHETTOS

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The following are the remarks of Senator Jacob K. Javits, prepared for delivery at the Annual Luncheon Meeting of The Brooklyn Chamber of Commerce, Noon, May 22nd, 1967, Grand Salon, Hotel St. George, Brooklyn, New York.

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ESCALATION OF DISCONTENT IN URBAN GHETTOS

The warnings of a "long hot summer of racial discontent" are very much in the news again in most of the major cities of the country. To their credit, most city officials and community leaders have responded not with fear of intimidation but with projects to provide jobs and recreational opportunities for young people.

But it is sad indeed but it seems as if the only time that we can get truly concerted, immediate action on all levels of government and in the communities themselves to deal with the problems of the ghettos and the slums of this country is when we are faced with the very prospects we want most to avoid - that of a "long, hot summer." Violence and riots make the headlines, tarnish the image - and the credit - of communities, cause bloodshed and cost money. It is one of the saddest commentaries on our society, but it is true, that the prospect of such occurrences do force us to focus attention on the problems of the slums.

We must face the fact now that the summer of 1967 may be hot and the summer of 1968 may well be hotter; that there may be a steady escalation of discontent in the slums and ghettos unless we, too, escalate the use of our talents, our time and our money to solve their problems - - unless we maintain the momentum of the summer crisis all year long.

Let me make it clear that we cannot solve these problems by coining a new phrase, waging a new "war", or appointing a new commission. By and large, we have the programs and we have the tools now.

Let me discuss three aspects of the situation with you today. First, the summer programs under the Federal anti-poverty effort, because this is very much on everyone's mind today; Second, the need for an area - rather than a project-by-project - - approach to the problems of the slums and ghettos, using the best managerial techniques available to make the most of programs and facilities available right now; and Third, the key role of private enterprise in the war on poverty.

Summer Programs

Speaking Thursday in Washington, Vice President Humphrey warned city business leaders of an impending summer crisis in the nation's capital unless steps are taken immediately to provide temporary jobs and recreation for the poor. "I'll lay it on the line," he said. "We need preventive medicine before we're struck down by the disease of violence".

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While I endorse the Vice President's admonition, I believe that our planning should be more long-range, and not hastily devised to meet the annual threat of "a long, hot summer". This year's appropriation for the Office of Economic Opportunity, for example, was $137.5 million below the Congressional authorization. Senator Clark and I offered an amendment to the annual supplemental appropriation bill to add this amount for urgently needed poverty work. The Administration took no steps to do this until the measure had passed the House and was within one week of Senate passage. Then - - as the warm breezes of early summer reminded some in the Executive Branch of the impending seasonal crisis, - - the White House sent to the Congress an emergency request for $75 million for summer programs alone.

It should be emphasized that last year, New York City alone spent $8.7 million on summer programs. Five Mayors of the nation's largest cities estimated summer needs at $80-$100 million in testimony before a House committee. So the $75 million which the Senate authorized last week,- - is a bare minimum for June, July and August. After that, programs will be discontinued for lack of financing, the fear of riots will be dissipated with the heat, and the needs of the poor will be relegated to the background. What lack of foresight we display, when we fail to plan on a continuing basis for this annual crisis, when we allow the germinal Fall and Winter months to pass without devoting full effort to eliminating the conditions which give rise to violence in the summer.

I cannot - and do not - condone the disorder and riots which result from this indifference, but I deplore in the strongest terms, the selfish and shortsighted attitudes which hinder the implementation of a fully-funded, long-range poverty program designed to prevent, instead of simply reacting to the summer crisis.

The Area Approach To Urban Problems

Whether we are talking about programs to cool down a hot summer or more permanently to solve the problems of our slums, we must take into consideration the extent of the despair in our central cities.

Item: Unemployment - there is twice the national average, and three times that average for men between 25 and 54.

Item: There are some 4½ million substandard housing units in the U.S., most of them in central city areas. In New York City alone, the number of substandard housing units increased from 420,000 in 1960 to 520,000 in 1965 - slum housing is outrunning it's own eradication.

Item: The high school drop out rate in the ghettos is close to 70 per cent; and across the country some 8 million Americans are on welfare, at a cost of $5 billion annually.

Government has not been insensitive to these problems. Government has, however, tended to see them in isolation from each other instead of as part of one system of despair. The 89th Congress alone passed some 17 new school programs, 15 new economic development programs and 21 new health programs, all piled on already existing programs.

The lesson is plain, I think. If a ghetto is an interrelated, interdependent whole, our programs must treat it as such. Generally speaking, we have the authority, the programs. There is not enough money in many of them, but there is enough at least to permit a systematic approach in some cities. What is lacking now is not innovative programs but innovative implementation.

We must do nothing less than move towards an entirely different approach to solve urban problems - away from the functional method to what I will call the area method. If our target is 100 square blocks of a ghetto area, we must determine what are our goals for that target, determine the whole spectrum of needs, then attack on an all-points basis realizing that slackness in dealing with any important problem in the system will at least cause waste and may undermine the entire effort.

Though this kind of approach would be relatively new in the domestic field, it has been successfully applied in the defense and space fields.

This new approach to urban problems, of course, is something that must be initiated on the Federal level. I shall work for the necessary Federal legislation. Specifically:

1. I would expand the Model Cities Act to allow overall planning of all Federal programs in a specific area, not just land use and public facilities programs as at present. Of course, it is first necessary to win the fight for enough Model Cities Appropriation in the Congress;

2. I suggest that funds be provided to allow localities to hire a systems manager to design the Community Development Plan and supervise the work under it;

3. I suggest the appointment of a Federal Expediter for each of the Model Cities areas using such a comprehensive planning approach.

The idea is to channel needed funds from a variety of Federal sources through the funnel of a single plan that will take into consideration all aspects of the ghetto's problems; to have a locally-appointed systems manager to make sure that these problems are being faced in the plan; and to have one disignated Federal official in residence to coordinate the needed actions and to deliver the Federal funds on schedule.

All this machinery must be designed to assure the man and his family in the ghetto - - who care little about the techniques of management or what we call the programs - - that something concrete is being done to help them improve their way of life.

Role Of Private Enterprise

In all our efforts to combat poverty and to improve living conditions in the slums, I feel that one of the keystones to success isthe full-scale use of private enterprise. I have often been successful in amending legislation to allow private sector involvement in these programs, because I deeply believe that the energy, the innovative spirit and the managerial skill of business is essential to their success. The OEO now is permitted to contract for practically every service under the anti-poverty regulation with non-profit or other private enterprise.

I have pledged to continue to work for the passage of the legislation that will allow businesses a tax credit of up to 7% for the training of unskilled workers. This would be similar to the tax credit to be allowed for the purchase of new machinery. It would allow companies, alone or in combination with other firms in the same area, to train thousands more underprivileged workers - - and these workers would have a better chance of finding a job waiting for them when they completed the training course, which is all too often not the case now.

Let me give you just one other example of how private enterprise, if permitted by proper legislation, could help us find practical solutions to our most pressing problems. What is needed here is not glowing new programs, but action that will allow us all to work with the materials now at hand.

Housing is one of the central problems of life in the ghettos. The 1960 census indicates that about 10 per cent of all urban housing is classed as substandard. New York City along, estimates are that in 1965 there were still 43,000 old law tenements built prior to 1901 housing approximately 950,000 people - - as many people as the entire population of Baltimore. However, with the proper legislation and administration, I estimate that it would be possible to bring about decent and sanitary housing in not less than 50% of the existing structures in slums and ghettos through rennovation and rehabilitation.

The bills to speed the rehabilitation process would directly require private enterprise handling. These bills would allow:

1-A 5-year depreciation write-off of the cost of rennovation and rehabilitation under conditions designed to assure that the property would be rented to low-income families at rates they can afford. The tax incentive would spur rehabilitation and thus could increase not only the value of the property but also its capacity to bring in rental income. The immediate revenue loss to the government may very well be recouped in part by increased taxable income of groups, such as contractors, who will be doing work that would not otherwise be done.

2. A Federal guarantee of bonds issued by local housing authorities for the purpose of making low-cost, long term loans for rehabilitation of low income housing.

3. Advances to cities for rehabilitation of properties acquired by these municipalities through code enforcement or condemnation.

4. Federal matching grants for local tax abatement on low-income housing.

In short, we have been discussing just a few of the methods that can be used to escalate our efforts to meet the escalation of discontent in our ever-growing slums. I have not attempted to outline a complete program by any means. But I tried to indicate ways through which all of us can make use of the resources now available to move quickly against the problems of the slums. Unless we do, events will outrun us and society will be jeopardized and dislocated. We need not - - we can not - - allow that to happen.

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NATIONAL COMMISSION ON URBAN PROBLEMS
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CU-10-67

FOR A.M. RELEASE
Thursday
May 25, 1967

In the job of renewing cities, "we are close to making a mockery of our lofty goals," the head of New York City's Human Resources Administration said in New Haven Thursday.

Mitchell Sviridoff, in a statement prepared for a public hearing of the National Commission on Urban Problems, complained about the small amount of local and federal finances committed to city programs.

New York City, he said, contemplates spending $17 million this year in community action programs for the estimated 2 million people living in poverty--or about "eight dollars and a few cents per person."

Noting recent cuts by Congress in domestic spending, Mr. Sviridoff called it a "dangerously specious argument" that costs of defense leave no choice in this matter. "If our cities decay beyond repair, and if poverty undermines the very fabric of the country," he asked, "what kind of society do we have left to defend?"

Mr. Sviridoff headed New Haven's pioneer anti-poverty program under Mayor Richard C. Lee from 1962 until he joined the New York City administration last August.

A penetrating look at the urban renewal process was the central topic of the full day of hearings. Other witnesses scheduled to appear were Mayor Lee; the Rev. Walter E. Fauntroy, civil rights leader active in neighborhood renewal efforts in Washington, D.C.; Lawrence M. Cox, Executive Director, Norfolk, Va., Redevelopment & Housing Authority; Jack Meltzer, Director, Center for Urban Studies, University of Chicago; and Prof. Herbert Kaufman, Chairman, Political Science Department, Yale University.

The Commission, appointed by President Johnson in January, is holding hearings in 18 cities. Former Senator Paul H. Douglas, Chairman, announced that the Boston hearing on Friday, May 26, would concentrate on financing in blighted areas. He said the Pittsburgh hearing, on Saturday, June 10, would deal with the relationships between land values, property taxation and development.

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NATIONAL COMMISSION ON URBAN PROBLEMS

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CU-14-67
(Contact: Walter Rybeck

FOR RELEASE
Sunday
July 16, 1967

ATLANTA HEARINGS

How to bring decent housing within reach of America's low-income families will be the topic of hearings in Atlanta on Friday, July 21 by the President's National Commission on Urban Problems.

"One answer to this problem has been public housing," said Commission Chairman Paul H. Douglas. "Since Atlanta pioneered in providing public housing, it is fitting that we discuss this subject while we are there."

Helping to focus on current issues of public housing, prefabricated housing, non-profit housing and other low-rent efforts, will be the following witnesses:

Mr. M. B. Satterfield, Executive Director, Atlanta Housing Authority.
Mr. Cecil A. Alexander, Chairman, Mayor's Housing Resources Committee, Atlanta.
The Rev. William Holmes Borders, Wheat Street Baptist Church, sponsor of non-profit housing, Atlanta.
Mr. James S. Robinson, Attorney and Housing Consultant to the Southern Christian Leadership Conference, Atlanta.
Mr. John Odegaard, Director of Development and Research, Kingsberry Homes, Chamblee, Ga.
Mr. Philip I. Emmer, President, Lincoln Estates, Gainesville, Fla.

The hearings, open to the public, will be held in the auditorium of the Chiles Home, a public housing project for the elderly, at 435 Ashby Street, N.W. Sessions will begin at 9 a.m. and at 2:30 p.m.

Atlanta Mayor Ivan Allen, Jr., will address the Commission at noon Thursday, July 20; and Mr. Ralph McGill, Columnist and Publisher, Atlanta Constitution, will speak to the Commission at noon on Friday, July 21.

Besides invited speakers, the Commission welcomes testimony from public witnesses at the Friday hearings, Mr. Douglas explained. The practice at past hearings (Baltimore, New Haven, Boston, Pittsburgh, Los Angeles and San Francisco) has been to receive written testimony of any length from individuals or representatives of groups wishing to be heard on the day's topic. They will be allotted about five minutes each for oral testimony.

The Commission, appointed in January by President Johnson, has 16 members including former Georgia Governor Carl E. Sanders.

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file

CU-16-67
(Contact: Walter Rybeck)

FOR RELEASE
Friday
August 4, 1967

HOUSTON HEARING: LAND-USE REGULATIONS

Hearings on zoning and related land-use issues will be held on Thursday, Aug. 10, by the President's National Commission on Urban Problems in Houston, the only major U.S. city without a zoning ordinance.

"The Commission will be interested to see what if any difference this lack of zoning has made in Houston's development patterns," said Paul H. Douglas, Commission Chairman. "We also want to take a close look at traditional zoning regulations and possible alternatives."

Houston Mayor Louie Welch will speak to the Commission at a breakfast meeting, open to press, at 8 a.m. on Aug. 10 in the Shamrock Hilton Hotel.

Public hearings will be held in the Herman Park Garden Center, 1500 Herman Drive. Witnesses for the morning session, starting at 9:15 a.m., will include:

MR. ROSCOE JONES, Planning Director, Houston.
MR. MARVIN SPRINGER, Former Planning Director, Dallas.
MR. HAROLD MILLER, Executive Director, Tennessee State Planning Commission.

After a lunch recess, hearings will resume with the following witnesses:

MR. S. B. ZISMAN, Planning Consultant, San Antonio.
MR. BYRON R. HANKE, Acting Deputy Director, Architectural Division, Federal Housing Authority, Washington, D.C.
MR. H. LOUIS NICHOLS, Attorney, Dallas.

As at previous Commission hearings, testimony from other individuals and representatives of groups will be welcomed. Written testimony may be of any length. Oral testimony will be limited to five minutes.

The following day, on Aug. 11, the Commission will hold hearings on housing and government structure in Arlington, Texas, midway between Dallas and Fort Worth. Detroit hearings, postponed from July 27-28, are being rescheduled. The series of hearings began in May and will continue through October. The Commission is charged with making recommendations to the President and to the Congress.

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NATIONAL COMMISSION ON URBAN PROBLEMS

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CU-18-67
(Contact: Walter Rybeck)

FOR RELEASE
Sunday
August 20, 1967

MIAMI-DADE COUNTY HEARINGS

Can urban areas gain from metropolitan government? What new approaches offer most hope for housing the poor? Do Cuban refugee programs offer lessons for easing the problems of rural migrants flooding into big cities?

These issues will highlight public hearings and meeting of the President's National Commission on Urban Problems in Miami on August 25-26.

"Dade County's established metropolitan government and this month's vote to consolidate Jacksonville and Duval County make it appropriate in Florida to seek an up-to-date assessment of metropolitan government," said former Senator Paul H. Douglas, Commission Chairman. "In addition, the Miami-Dade County area has numerous examples of housing for low-income families which may have nation wide significance," he said.

MR. J. A. HESTER, Executive Director of Duval County's Local Government Study Commission, will report on recent developments there at an 8 a.m. breakfast on Aug. 25 in the Everglades Hotel. MAYOR ROBERT KING HIGH of Miami will speak to the Commission at noon in the same hotel. Both talks are open to press. The Commission that day also will tour the Miami-Dade County area.

Public hearings are set for Saturday, Aug. 26, in the Metropolitan Senior Center, 1407 N.W. 7 St., starting at 9 a.m. The morning session will focus on metropolitan government with the following witnesses:

MR. PORTER W. HOMER, County Manager, Metropolitan Dade County.
MR. ARTHUR I. SNYDER, former President, Dade County League of Municipalities.
MR. ROBERT HORTON, Administrative Assistant to the Mayor, Nashville-Davidson, Tenn.

During noon recess, the Commission will hear MR. JOHN F. THOMAS, Director, Cuban Refugee Program, Washington, on "Urbanization of Refugees." Participating with him in discussion will be MR. FRANCISCO VELAZCO, a Cuban refugee and an assistant director of the refugee program in Miami.

Afternoon hearings will resume at 2 p.m. in the Metropolitan Senior Center, on the topic of housing for low-income families. Witnesses will be:

MR. HALEY SOFGE, Director, Department of Housing & Urban Development, Miami Housing Authority.
MRS. ATHALIE RANGE, Miami City Commissioner.
MR. SAMUEL MONCUR, Director, Neighborhood Center Programs, Economic Opportunities Program, Inc., Miami.

Two Floridians are on the 16-member Commission named in January by President Johnson, Attorney Hugo Black, Jr., of Miami, and Prof. John DeGrove, Chairman, Political Science Department, Florida Atlantic University, Boca Raton.

The Commission welcomes at its hearings testimony from representatives of groups or individuals who wish to be heard. Such testimony is limited to five minutes but may be supplemented by written testimony of any length.

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CODES, ZONING, TAXATION, DEVELOPMENT STANDARDS AND LOW-COST HOUSING

NATIONAL COMMISSION ON URBAN PROBLEMS

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CU-18-67
(Contact: Howard Shuman)

FOR RELEASE
Thursday
August 31, 1967

New York City Hearings Set for September 6, 7 and 8

SENATOR ROBERT F. KENNEDY, MAYOR JOHN V. LINDSAY and MR. ROBERT MOSES will be among more than a score of experts who will testify on a wide range of local issues at hearings of the National Commission on Urban Problems in New York City on September 6, 7 and 8.

The sixteen-member Commission, appointed by President Johnson under the chairmanship of former U. S. SENATOR PAUL H. DOUGLAS, will be holding its first New York City hearings on those dates.

"We are trying to break the log jam of inertia, inappropriate taxation, outdated zoning laws and building codes, and discrimination which have prevented us from making our cities more livable," MR. DOUGLAS said. "We are seeking working ideas from all sources--government, labor, business, education, and civic organizations. The ideas of all are required if we are to overcome obstacles and create decent, low-cost housing and good neighborhoods for all Americans."

The hearings, to be held at locations in the Harlem, Lower East Side and Midtown areas of Manhattan, are open to the public. On Wednesday, September 6, the Commission will meet at Intermediate School 201, 2005 Madison Avenue, in Harlem. In the morning session, beginning at 10:00 a.m., it will hear testimony by DR. PAUL N. YLVISAKER, Commissioner of the New Jersey State Department of Community Affairs, and MR. JACK E. WOOD, JR., Associate Executive Director of the National Committee Against Discrimination in Housing.

At 2:00 p.m., MR. WALTER E. WASHINGTON, Chairman of the New York City Housing Authority, and the REVEREND NORMAN C. EDDY, Director of Metro North Citizens Committee, will appear, followed at 3:30 p.m. by SENATOR KENNEDY.

The hearings on Thursday, September 7 will be conducted at the Cooperative Auditorium, 551 Grand Street, and will be opened with the testimony of MAYOR LINDSAY at 9:30 a.m. He will be followed by PROFESSOR CHARLES ABRAMS, Chairman of Columbia University's Department of Urban Planning, and MR. BAYARD RUSTIN, Executive Director of the A. Phillip Randolph Institute. The afternoon session, beginning at 2:00 p.m., will feature testimony by JACOB S. POTOFSKY, President of the Amalgamated Clothing Workers of America, HAROLD OSTROFF, Executive Vice-President of the United Housing Foundation, and JEROME LIBLIT, Program Director of The New School's Center for New York City Affairs.

ROBERT MOSES will be the first witness in the Friday hearings which will be held at the Community Church of New York, 40 East 35th Street, beginning at 9:00 a.m. MR. NEAL J. HARDY, Deputy Administrator of the City Rent and Rehabilitation Administration, and MR. HERMAN BADILLO, Bronx Borough President, also will be heard in the morning. MR. MICHAEL HARRINGTON, author of The Other America and Chairman of the League of Industrial Democracy, is scheduled to appear in the afternoon.

In addition to invited witnesses, the general public, and particularly spokesmen for interested groups, may testify at the hearings. The Commission will receive such public testimony in two ways: first, by accepting written statements of any length as part of its official record; second, by hearing oral statements of no more than five minutes' duration.

During its stay in New York City, the Commission also plans to visit the site of public and cooperative housing and urban renewal projects.

The National Commission on Urban Problems, which has its headquarters in Washington, D.C., has already held hearings in Los Angeles, Washington, Baltimore, Boston, Pittsburgh, San Francisco, and other major cities. Four of its members are from the metropolitan New York area--LEWIS DAVIS, architect, Davis, Brody and Associates; JEH JOHNSON, Poughkeepsie architect; RICHARD W. O'NEILL, Editor, House and Home Magazine; and RICHARD RAVITCH, Vice-President, HRH Construction Corporation of New York.

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NATIONAL COMMISSION ON URBAN PROBLEMS

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CU-19-67
(Contact: Howard Shuman)

FOR RELEASE
Friday
September 15, 1967

Philadelphia Hearings Set for September 21, 22, and 23

MAYOR JAMES H. J. TATE, MR. WILLIAM RAFSKY, MR. LEON SULLIVAN, and Mrs. CUSHING DOLBEARE will be among sixteen experts who will testify on a wide range of issues at hearings of the National Commission on Urban Problems in Philadelphia on September 21, 22 and 23.

The sixteen-member Commission, under the chairmanship of former U. S. SENATOR PAUL H. DOUGLAS, was appointed by President Johnson last January. The Commission will recommend to the President and to Congress how the supply of housing for Americans with low incomes can be increased, and how many of the barriers to urban efficiency caused by building codes, zoning ordinances, housing codes, and development standards can be removed.

"The ideas of all groups are required if we are to overcome the obstacles now in the way of providing a decent home in a suitable living environment for all Americans," Mr. Douglas said.

The Philadelphia hearings will be held in the Old Supreme Court Chambers, Independence Hall. In addition to the formally invited witnesses, members of the general public may testify at the hearings. No limit is placed on the length of the written statements presented to the Commission, but the Commission places a five-minute limit on oral statements from public witnesses.

At 9:00 a.m. on Thursday, September 21, the Commission will hear from MAYOR JAMES H. J. TATE. He will be followed by a panel of witnesses which will include the REV. LEON SULLIVAN, Chairman of the Opportunities Industrialization Center; MR. MORRIS MILLGRIM, builder; and MR. MORTON LUSTIG, Fels Institute.

The Commission will spend the remainder of Thursday in a business meeting and in touring key points and housing projects in Philadelphia.

Featured at the Friday morning session will be Mrs. CUSHING DOLBEARE, Director of the Philadelphia Housing Association, MR. ANDREW FREEMAN of the Urban League, MR. GEORGE STERNLIEB, Rutgers University and author of The Tenement Landlord, and MISS EVE ASNER, Director of the Philadelphia Land Utilization Program and an expert on vest pocket parks.

At lunch on Friday, the Commission will hear from MR. WILLIAM RAFSKY, Executive Vice President of the Old Philadelphia Development Corporation.

At 2:00 p.m. on Friday, the Commission will hear from a panel of experts on the subject of welfare, community, and social aspects of housing. Witnesses will be FERN COLBERN of the National Federation of Settlement Houses; MR. ALVIN ECHOLS, North City Congress; and MRS. ALICE LIPSCOMB, United Neighbors.

On Saturday morning, September 23, the subject before the Commission will be housing for Americans with low incomes. The witnesses will be MR. ROGER STARR, Executive Director, Citizens' Housing and Planning Association of New York City; MR. TODD COOKE, Chairman, Philadelphia Housing Development Corporation; MR. ALAN LINDY, President, Philadelphia Homebuilders; and MR. CHRIS EMERSON, Director of Development, Philadelphia Housing Authority.

The National Commission on Urban Problems, with headquarters in Washington, D.C., has already held hearings in Washington, Baltimore, New Haven, Boston, Pittsburgh, Los Angeles, San Francisco, Atlanta, Houston, Dallas-Fort Worth, Miami, and New York.

One of its members, MR. ALEX FEINBERG, an attorney of Camden, New Jersey, is from the metropolitan Philadelphia area.

NATIONAL COMMISSION ON URBAN PROBLEMS

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CU-20-67
Contact: Walter Rybeck, Howard Shuman

FOR RELEASE
Tuesday, September 19, 1967

NATIONAL COMMISSION ON URBAN PROBLEMS TO HOLD TWO DAY HEARINGS IN DETROIT

Detroit MAYOR JEROME P. CAVANAGH will be the lead-off witness, Tuesday morning, September 26, when the President's National Commission on Urban Problems begins two days of public hearings in the Detroit area. The Commission, established last January, is required to report to the President and the Congress on how an abundance of low cost housing can be provided. It must also study such specific subjects as building codes, zoning, housing codes, urban taxes and finance, and urban technology.

At lunch on Wednesday, September 27th, the Commission will hear from MR. WALTER REUTHER.

At Detroit the Commission, headed by former Senator PAUL H. DOUGLAS, will also hear from experts on the problems of urban government finance, the role of co-operatives in helping to house low income Americans, and the role of new technology as a means of reducing costs and providing decent housing for all our citizens.

The Detroit hearings will be held in three places: Tuesday morning--City-County Building, 13th floor Auditorium. Tuesday afternoon--Oakdale Co-operative, Community Arts Auditorium, McGregor Memorial Conference Center, Wayne State University. (Host--Center for Urban Studies). The witness to be heard include the following:

Tuesday, September 26th. 9:00 a.m.. City-County Building

MAYOR JEROME P. CAVANAGH

MRS. MATTIE MYERS, President, Ralph Bunche Community Council.

During the lunch hour the Commission will go by bus to the Oakdale Community Center, Eight Mile and Wyoming, for the afternoon hearing.

September 26th 2:00 p.m. (Co-operative Housing)

Mk. DAVID L. KROOTH, Chairman, National Housing Conference, Washington, D.C.
MR. GUS SCHOLLE, President, Michigan AFL-CIO, Detroit.
MRS. KATHRYN MAXWELL, Vice President, Ranier-Hamilton Co-operative, Detroit.
MR. WADE JONES, Teacher, President, Colonial Square Co-operative, Ann Arbor.

4:30 p.m. Tour: Riot Area. (MR. CONRAD MALLETT)

Wednesday, September 27th. (Urban Government Finance)

8:30 a.m. Tour: Detroit Urban Renewal Areas.

9:30 a.m. Hearing. Community Arts Auditorium, McGregor Memorial Conference Center, Wayne State University.

Welcome: President WILLIAM R. KEAST.

MR. LEON ROTHBERB, Research Director, Federation of Tax Administrators, Chicago.
DR. WILBUR R. THOMPSON, Economics Department, Wayne State University.
DR. HARVEY BRAZER, Chairman, Economics Department, University of Michigan.

Lunch: Speaker: MR. WALTER REUTHER. Room F., Conference Center.

Host: Center for Urban Studies, Mr. Ronald Haughton.

2:00 p.m. Hearing (Technology)

PROF. C. THEODORE LARSON, Architectural Research Laboratory, University of Michigan, Ann Arbor.
PROF. NEAL MITCHELL, Neal Mitchell Associates, Cambridge, Massachusetts.

In addition to the invited witnesses listed above, the Commission Welcomes relevant testimony from other individuals or groups. Public witnesses may offer written testimony of any length, with their oral testimony limited to about five minutes.

Previous Commission hearings have been held in Baltimore, New Haven, Boston, Pittsburgh, Los Angeles, San Francisco, Atlanta, Houston, Dallas-Ft. Worth, Miami, and New York City.

NATIONAL COMMISSION ON URBAN PROBLEMS

ROOM 640, 806 15TH ST. N. W., WASHINGTON, D. C. 20005
PHONE: 382-8226

CU-21-67 FOR IMMEDIATE RELEASE
(Contact: Walter Rybeck)

HEARINGS IN TWO CITIES--ST. LOUIS AND EAST ST. LOUIS

The President's National Commission on Urban Problems, in St. Louis, Mo., on Oct. 11, will probe two questions: What is a "suitable living environment"? and, Do building codes unnecessarily add to the cost of housing?

The following day, Oct. 12, moving across the river to East St. Louis, Ill., the Commission will seek to discover if there are feasible plans on the horizon for helping communities which, like East St. Louis, have a massive concentration of physical, fiscal and social problems.

Former Senator Paul H. Douglas, Commission Chairman, who said local citizens are welcome to participate in the public hearings, announced the following invitied witnesses and schedules:

Wednesday, Oct. 11 - Soldiers Memorial, 14th & Chestnut Sts., St. Louis, Mo.

9 a.m. "A Suitable Living Environment"
MAYOR ALFONSO J. CERVANTES
MR. RAYMOND R. TUCKER, former Mayor, with emphasis on air pollution.
MR. JOHN HOLABIRD, Chicago Architect and Conservationist.

2 p.m. "Building Codes"
MR. JOHN FISCHER, Builder, Bridgeton, Mo.
MR. RAYMOND X. GRUENINGER, Deputy Public Works Director, St. Louis County.

Thursday, Oct. 12 - Lincoln High School, 1201 Bond, East St. Louis, Ill.

9:30 a.m. "East St. Louis -- Problems"
PROF. ROBERT E. MENDELSON, Metropolitan Affairs, Southern Illinois University
MR. ELMO BUSH, Board Member of IMPACT, Vice Principal, Lincoln High.
MRS. WYVETTER YOUNGE, Program Research Specialist, anti-poverty program.
MR . FRED TEER, Chairman, Denverside Improvement Association.
FATHER LAWRENCE WALKER, Staff Director, Central City Organization.

12:30 p.m. Lunch - East St. Louis Holiday Inn (open to press only)
MAYOR ALVIN FIELDS and State Senator ALAN J. DIXON.

2 p.m. Lincoln High School.
"East St. Louis -- Search for Solutions"
State Senator PAUL SIMON.
MR. ALFRED LUCAS, Executive Director, Economic Opportunity Commission.
MR. ARTHUR E. KLEIN, Consultant, PACE (citizens organization).

The Commission also plans brief tours on both sides of the river of housing and urban renewal activities.

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NATIONAL COMMISSION ON URBAN PROBLEMS

ROOM 640, 806 15TH ST. N. W., WASHINGTON, D. C. 20005
PHONE: 382-8226

CU-22-67
(Contact: Walter Rybeck)

FOR RELEASE
Sunday,
October 22, 1967

HEARINGS IN NATION'S CAPITAL

The center city and suburbia both will come under consideration during two days of public hearings by the President's National Commission on Urban Problems in Washington, D. C., on October 27 and 28.

"Many suburbanites throughout the country think they are escaping from city troubles," said former Senator Paul H. Douglas, Commission Chairman. "But the two urban worlds are so intertwined that, unless they learn to survive together, they may explode together."

Hearings will begin at 9 a.m. Friday, October 27, in the Shaw Junior High School auditorium. That afternoon members of the 16-man Commission will inspect housing in the Shaw neighborhood. On Saturday, October 28, the hearings will start at 9 a.m. and at 2 p.m. in the National Gallery of Art auditorium.

Mr. Douglas said the Commission will welcome public testimony in Washington as it has in the other 17 cities visited since hearings began in May. Oral presentations, limited to five minutes, may be accompanied by written testimony of any length. Invited witnesses for the Washington hearings include the following:

Friday - Shaw Junior High School, 7th & Rhode Island, N.W.

9 a.m. "What Hope for Ending Slums and Blight in America's Inner Cities?"
THE REV. WALTER FAUNTROY, Pastor, New Bethel Baptist Church; Nominee, Vice Chairman of the new D.C. City Council; President, Model Inner City Community Organization (MICCO).
MR. ARTHUR E. MORGAN, President, Community Services, Inc., Yellow Springs, Ohio; first Chairman, TVA
MISS JEANNE R. LOWE, author, Cities in a Race with Time, New York City.

1 p.m. Lunch - Halls Restaurant, 1st & V Streets., S.W. (open to press)
CONGRESSMAN WILLIAM B. WIDNALL, Housing Subcommittee, House Banking & Currency Committee.

Saturday - National Gallery of Art, Auditorium, Constitution Avenue entrance

9 a.m. "Zoning's Impact on Suburban Housing Patterns and Land Use"
MR. HUNTER MOSS, President, Urban Land Institute, Miami, Florida
MR. MARION CLAWSON, Director, Land Use Management Division, Resources for the Future, Inc., Washington.
MR. ROBERT E. SIMON, JR., Chairman of the Board of the new town of Reston, Va.

Noon Lunch - Lincoln Inn, 643 D Street, N.W. (open to press)
CONGRESSMAN RICHARD BOLLING, Chairman, Subcommittee on Urban Affairs, Joint Economic Committee

2 p.m. National Gallery of Art. " The Metropolitan View -- Taxation, Housing"
MR. ROYCE HANSON, President, Washington Center for Metropolitan Studies
MR. WALTER A. SCHEIBER, Executive Director, Metropolitan Washington Council of Governments.

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NATIONAL COMMISSION ON URBAN PROBLEMS

ROOM 640, 806 15TH ST. N. W., WASHINGTON, D. C. 20005

CU-2-68
Contact: Walter Rybeck
Phone: 202/382-2068

FOR RELEASE
Sunday, May 5, 1968

PROPERTY TAX HITS CENTRAL CITIES HARDER THAN SUBURBS, DISCOURAGES HOUSING CONSTRUCTION, ECONOMIST CLAIMS IN REPORT TO DOUGLAS COMMISSION

The property tax hits most central cities more heavily than the suburbs, burdens poor people much more heavily than the wealthy, and tends to discourage the construction of new housing and the proper maintenance of existing residences. These points are made by Professor Dick Netzer of New York University in a research report prepared for the National Commission on Urban Problems, chaired by former Senator Paul H. Douglas, and released today.

Dr. Netzer's study, "Impact of the Property Tax," makes the following specific points:

* The property tax, nationwide, is equivalent to a 24 percent sales tax on housing, as compared with consumption taxes on other commodities that only rarely exceed 5 to 10 percent. (p. 22)

* The property tax is especially hard on low-income renters; it burdens families receiving less than $2,000 a year five to six times as heavily, as a percent of income, as it does families earning $10,000 a year and over. (p. 26)

* In a large portion of metropolitan areas, the effective property tax rates are "substantially higher" in the central cities than in the surrounding suburban territories. (pp. 31-33)

* Many large cities, to support heavy social service costs, levy high property taxes which hasten the flight of industry and business to the outlying fringes of metropolitan areas. (pp. 31-33)

* The competition for a favorable revenue position among the multiplicity of taxing jurisdictions in metropolitan areas stimulates exclusionary zoning practices and unsound development patterns. (pp. 34-38)

* Faulty assessment practices in many areas result in inequitable treatment of property owners and contribute to public dissatisfaction with the tax system. (pp. 44-47)

Strengths as well as weaknesses of the property tax are described by Dr. Netzer. On the positive side, his report finds:

* The property tax shows great capacity for expansion. Its nationwide yield increased by almost 30 percent between 1962 and 1966. (p. 9)

* The property tax produces very large revenues in absolute amounts--$23.8 billion for all local governments in 1966. (p. 12)

* The property tax remains the fiscal bulwark of local government, accounting nationwide for about two-thirds of locally raised general revenue. If state and Federal grants are taken into account, the property tax raises nearly half of total local government revenue. (p. 13)

(more)

Commission Chairman Paul H. Douglas citied Dr. Netzer's reputation as a tax authority while emphasizing that the study does not necessarily express the Commission's official views. In issuing the study, Mr. Douglas said, "If the report stirs wider public discussion and understanding, its publication will serve a useful purpose. Suggestions for improving and strengthening the property tax, as well as for finding alternatives, are high priority matters."

Dr. Netzer's study is the first of many initiated by the Commission. The second research study, "Problems of Zoning and Land-Use Regulation," is expected to be off the press shortly. Other studies relate to housing codes, Federal taxes affecting housing, building codes and technology, and housing-related social problems (see attached listing show scope of Commission research).

The Commission's final report and recommendations to the President, to Congress, and to the Secretary of Housing and Urban Development, due sometime before the end of 1968, will be based not only on these research reports, but also on public hearings which have been held throughout the country, and on analyses carried on directly by the Commission.

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NOTE TO CORRESPONDENTS: Chairman Paul H. Douglas will hold a press conference to discuss the research report described above and to release testimony heard during Commission hearings. It will be hald at 10 a.m. Wednesday, May 1, in the second floor Lounge (Room 2010), New Executive Office Building, 17th and H Streets, N.W., Washington, D.C.

SCOPE OF COMMISSION RESEARCH[1]

Zoning and Land Use
- Problems of Land Assembly
- Regionalism in Land Use Controls
- Land Value Trends
- New Techniques in Land Use and Development Controls
- Zoning in the Suburbs
- Zoning in the Central City
- Zoning Case Studies

Building Codes, Housing Costs, and Technology
- Impact of Local Building Codes, Regulations and Practices on Housing Costs
- Structure of Building Codes
- Building Code Administration
- Analysis of the Building Industry
- Urban Technology
- Development Standards and Urban Design
- Development Standards and the Development Process
- Labor Practices and Housing
- Housing Costs

Housing Programs
- Housing Needs
- Programs for Expanding Low- and Moderate-Income Housing
- Evaluation of Social Objectives of Low-Income Housing Programs
- Evaluation of Types of Home Ownership
- Financing
- Community Development and Renewal
- Processing Time and Procedures for Housing Programs
- Housing Construction Goals: Implications

Housing Codes
- Goals and Administration
- Legal Remedies for Housing Code Violations
- State of Housing Code Enforcement
- Code Enforcement: Costs and Effects
- Housing Code Standards

Taxation and Government Finance
- Impact of the Property Tax
- Federal Taxes and Housing
- Governmental Structure in Metropolitan Areas
- Financing of Urban Government
- Land Taxation

Housing and Social Problems
- Housing and the Large Poor Library
- Creative Neighborhoods
- Racial and Economic Integration: Factors and Problems

Statistical Studies
- Demographic Developments and Prospects
- Canvass of 3000 Local Governments on Zoning, Planning and Building Regulations (Codes and Standards)
- State Study of Land Values, Improvements, and Assessments
- Land Use Patterns in Major Cities
- Housing Conditions in Poverty Areas of Major Metropolitan Areas

[1] Listing does not imply all research performed will lend itself to publication.

NATIONAL COMMISSION ON URBAN PROBLEMS

ROOM 640, 806 15TH ST. N. W., WASHINGTON, D. C. 20005

CU-3-69
Contact: Walter Rybeck

FOR RELEASE
Tuesday, May 7, 1968

Douglas Commission Releases Testimony:
HOW TO SOLVE NATION'S HOUSING PROBLEMS AS VIEWED BY OFFICIALS, GHETTO RESIDENTS, URBAN SPECIALISTS

The National Commission on Urban Problems, chaired by former Senator Paul H. Douglas, today released its first volume of testimony. The Commission hearings in Baltimore, New Haven, Boston and Pittsburgh concentrate on key aspects of the nation's problem of providing decent housing for poor families.

The Commission, appointed by President Lyndon B. Johnson, spent 32 days holding hearings in 18 cities in all sections of the country from May through October, 1967. In these 18 cities and three others the Commission inspected problem neighborhoods and held about two dozen business sessions.

James W. Rouse of Baltimore, the President of Urban America and the developer of the new town of Columbia, opened the hearings with a plea for the nation to "produce one good city." He predicted that one success would generate an "incredible" chain reaction elsewhere.

The main thrust of the Commission hearings in Baltimore was on enforcement of housing codes and the rehabilitation of housing and neighborhoods. High hopes were expressed about that city's major rehabilitation project, Harlem Park, where hearings were conducted. It was brought out, however, that Baltimore's earlier pioneer pilot project had fallen into neglect.

Responding to the Commission's inquiry into ways to make rehabilitation work were renewal officials, builders, inspectors, property owners, housing court judges, and citizen organization leaders. A constructive critic, Mrs. Hortense Gabel of New York City, commenting on the scale of rehab activities in the country, said:

> "I think it is conservative to say that if we move at the rate we have been moving and contemplate moving, in theory we might be able to eliminate these substandard dwellings in the next 50 years."

New Haven, which has received national attention for its urban renewal efforts, was the setting for a review of both the successes and shortcomings of urban renewal. Experts from Chicago, New York, and Norfolk as well as from New Haven offered suggestions for improvement. Several citizens, sharply critical of urban renewal's impact on poor Negroes and Puerto Ricans, gave the Commission advance warning of the unrest which subsequently erupted in New Haven.

(more)

In Boston, the Commission was the first to draw public attention to the nationwide problem of red-lining. It was brought out that lending institutions and insurance firms literally or figuratively draw red lines around certain sections of cities where they refuse to lend or insure. Red-lining operates in a cycle: the appearance of blight causes institutions to turn down loans and insurance; this in turn dooms the affected neighborhoods to still further decay. One private builder testified that he was unable to obtain a loan or insurance although he was spending "almost $100,000" to rehabilitate houses on one street. A woman told of paying 18 percent interest for a repair loan on a building and of being unable to get any fire insurance.

The Pittsburgh hearings brought together a group of economists to analyze the property tax from several standpoints--ability to generate revenue, impact on land use, and incentives for renewal. Pittsburgh Mayor Joseph M. Barr supported his city's graded tax (which taxes land at a higher rate than buildings) as encouraging the building of large commercial structures and as "particularly fair and beneficial to homeowners." Alternatives to real estate taxes were explored and Pittsburgh's novel plan for achieving integrated, top quality high schools throughout the entire city was investigated.

> "While our Commission is drawing its conclusions from these hearings," said Chairman Douglas, "I hope this volume will serve as a useful research document for others who are concerned with city problems and who are trying to solve them. The riots dramatize the need for solutions. Our cities are in real trouble. Some of the important keys to improvement, heard in testimony before us, were offered by thoughtful citizens as well as by the urban specialists."

The succeeding four volumes of Commission hearings will be off the press in the coming weeks, Mr. Douglas said. Copies of Volume 1, fully indexed and footnoted, are available for $1 from the Superintendent of Documents, U. S. Government Printing Office, Washington, D. C., 20402.

The Commission will report with its recommendations to the President, to Congress, and to the Secretary of Housing and Urban Development before the end of 1968. Among the matters it was asked to study are housing for low-income families, zoning and land use, building codes and technology, housing codes, and local, state and Federal taxation affecting housing and urban growth. In framing its recommendations, the Commission is relying on the hearings, a comprehensive research effort, on-site inspections of many urban areas, and the background of the Commission members and staff.

--30--

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, N.Y. 10016
685-8911

January 17, 1969

TO: NCDH Board of Directors

FROM: William R. Valentine, Chairman,
NCDH Nominating Committee

SUBJECT: Slate for Election at NCDH Annual
Board Meeting - January 24, 1969

The NCDH Nominating Committee has met to consider a slate of new NCDH Directors-at-Large for one-year terms, re-election of Directors-at-Large for three-year terms and NCDH Officers.

We are hereby respectfully submitting the slate as enclosed.

WRV:bc

Encls.

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CHAIRMAN OF THE EXECUTIVE COMMITTEE
Dr. Frank S. Horne

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(One-Year Terms)

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Cyril Magnin
Ruth Kingman
LaDonna Harris
George Raymond
Mary Larson
Ferd Kramer
William Trent
Coretta King
Edward L. Holmgren

/bc

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING

NCDH

323 Lexington Avenue
New York, N. Y. 10016
(212) 685-8911

January 21, 1969

TO: NCDH Board of Directors

FROM: Robert L. Carter, President

In connection with the expanded field service operation made possible by various foundation grants, NCDH is establishing a Western Field Office in San Francisco.

Mrs. Aileen Hernandez has accepted the post of Acting Director for our West Coast operation until such time as the office is fully established, after which she has agreed to remain as a special consultant to NCDH.

The enclosed news release and brochure on consultant services are for your information.

RLC:bc

Encls.

Robert L. Carter
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NATIONAL COOPERATING ORGANIZATIONS

Amalgamated Clothing Workers of America, AFL-CIO
American Baptist Convention
American Civil Liberties Union
American Ethical Union
American Federation of Labor-Congress of Industrial Organizations
American Friends Service Committee
American Jewish Committee
American Jewish Congress
American Newspaper Guild, AFL-CIO
American Veterans Committee
Americans for Democratic Action
Anti-Defamation League of B'nai B'rith
Brotherhood of Sleeping Car Porters, AFL-CIO/CLC
Building Service Employees International Union, AFL-CIO
Commonwealth of Puerto Rico, Department of Labor, Migration Division
Congress of Racial Equality
Cooperative League of the USA
Friendship House
Industrial Union Department, AFL-CIO
International Ladies' Garment Workers' Union, AFL-CIO
International Union of Electrical, Radio and Machine Workers, AFL-CIO
Jewish Labor Committee
League for Industrial Democracy
The Methodist Church
NAACP Legal Defense and Educational Fund, Inc.
National Association for the Advancement of Colored People
National Association of Housing Cooperatives
National Association of Negro Business and Professional Women's Clubs
National Catholic Conference for Interracial Justice
National Committee on Tithing in Investment
National Community Relations Advisory Council
National Council of Churches of Christ
National Council of Jewish Women
National Council of Negro Women
National Education Association
National Urban League
Oil, Chemical and Atomic Workers International Union, AFL-CIO
Protestant Episcopal Church
Scholarship, Education and Defense Fund for Racial Equality
Southern Regional Council
Synagogue Council of America
Union of American Hebrew Congregations
Unitarian Universalist Association
United Auto Workers of America, AFL-CIO
United Church of Christ
United Housing Foundation
United Presbyterian Church
United Steelworkers of America, AFL-CIO
Young Women's Christian Association

NEWS FROM NCDH

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING 323 LEXINGTON AVENUE, NEW YORK, N.Y. 10016 • (212) 685-8911

FOR RELEASE JANUARY 16, 1969

A regional office, located in the San Francisco Bay Area, and providing expanded fair housing program services to eleven Western states, has been established by the National Committee Against Discrimination in Housing.

The Committee's chief executive officers, Edward Rutledge and Jack E. Wood, Jr., announced the appointment of Mrs. Aileen Hernandez, San Francisco, as acting director of the new office. Mrs. Hernandez, widely experienced in government and in civil rights activities, has accepted the acting director's post on an interim basis, in order to assist the nationwide open housing committee in setting up the Western regional operation, the NCDH executives said.

Rutledge and Wood emphasized that growing demands on the National Committee for field services in the wake of adoption of the 1968 Federal fair housing law and the U. S. Supreme Court decision upholding the constitutionality of the 1866 Civil Rights Act necessitated the expanded program.

The Committee's first regional office was established in Washington, D. C., in 1968. The San Francisco office will make consultative program services available to private groups concerned with fair housing and to government agencies at state and local levels. The location of the new office and additional details on program services and staff will be announced shortly.

MORE

The National Committee Against Discrimination in Housing (NCDH) is a nonprofit public interest organization committed to the development of a slum-free, ghetto-free America. Its goal is to achieve conditions in which every family can secure a decent home in an integrated living environment.

NCDH serves business and industry; Federal, state and local government agencies; organized labor; religious and educational institutions; civil rights and other national and local organizations; individual citizens; and the communications media.

NCDH carries forward its program activities in cooperation with 49 national religious, civil rights, labor and civic organizations, which utilize its resources. It also functions as the clearinghouse and nationwide service agency for more than 1,700 voluntary fair housing groups and community organizations located in states throughout the country. Trends in Housing, its monthly publication, is the only national periodical devoted exclusively to the housing/civil rights field and is widely recognized as the standard resource.

/A list of NCDH's 49 cooperating organizations was attached to this release./

# # # #

March 20, 1969

National Committee Against Discrimination
in Housing
323 Lexington Avenue
New York, New York 10016

Dear Sir:

If possible, I would like to obtain 2 copies of the following:

Operation Open City by Eunice Grier, National Committee Against Discrimination in Housing, October, 1965.

Thanking you for this assistance, I am

Sincerely yours,

Moreland Griffith Smith
F.A.I.A.
Director, Urban Planning

MGS/mv

4-28-69

File

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING, INC.
1865 Broadway
New York, N. Y. 10023
(212) 265-2780

MEMORANDUM TO THE HONORABLE GEORGE W. ROMNEY, SECRETARY
U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Regarding

IMPLEMENTATION OF THE NEW NATIONAL HOUSING POLICY UNDER
TITLE VIII OF THE 1968 CIVIL RIGHTS ACT AND THE
1968 HOUSING AND URBAN DEVELOPMENT ACT

The National Committee Against Discrimination in Housing (NCDH) respectfully submits this memorandum outlining the substance of our discussion with Secretary Romney and his aides at a conference held in the Secretary's office on April 15, 1969. We urgently request that the proposals contained herein be considered as basic elements of the programs and procedures instituted by the newly-constituted Department of Housing and Urban Development.

Housing and the Urban Crisis

It is the conviction of NCDH, based on 20 years' experience as the only national organization concentrating exclusively on the housing civil rights field, that the urban crisis confronting this country is deeply rooted in a system of imposed residential segregation -- racial and economic -- which is increasingly destructive of our nation's financial and human resources. We believe the crisis of the American city is the direct outgrowth of racially-segregated living patterns and the poverty, deprivation, and frustration such patterns breed; that the crisis is metropolitan in dimension; and that, in the most practical terms, efforts to resolve the crucial problems which afflict our cities and their people can be effective only if they cut across racial, economic, and city/suburban lines.

For two decades, NCDH has provided the mechanism for bringing together a unique assemblage of experts in housing, race relations, and related fields. From the beginning it was recognized -- and NCDH has repeatedly warned the nation -- that housing, employment, education health, and welfare interact. A family's living environment largely determines the difference between real opportunity for advancement and no opportunity. For beyond a good home is a good school system, proximity to a good job, good community facilities, and much of what provides a meaningful chance for upward economic and social mobility in the society.

Nowhere is the pervasive nature of this interrelationship between place of residence and the total quality of life more dramatically illustrated than in the effect of housing restrictions on employment opportunities. For the last two years, NCDH has been conducting an intensive investigation of the linkage between industrial decentralization and ghetto unemployment and underemployment. For more than a decade, the outward movement of industrial and service establishments to white suburban communities has been accelerating. Housing market conditions and discriminatory practices combine to deny minority workers suitable homes and apartments in these outlying areas. Simultaneously, the swollen city ghettos have become the habitat of the impoverished black, Puerto Rican, Mexican-American labor force. An enormous geographic gap has developed between the location of available jobs and the place where those who need them most -- and often could fill them now -- are forced to live.

As a result, today's minority workers are faced with an employment handicap previously experienced by no other group in this nation's history: denial of opportunity to move to and live in areas reasonably proximate to available jobs.

Examination of government statistics makes it clear that industrial decentralization to suburbia is irreversible and accelerating. There is also overwhelming evidence that nothing approximating full employment in decent jobs can be created in the congested, land-locked ghettos of the central cities.

NCDH fully supports soundly-conceived economic and social programs to improve the conditions of life of those who are now trapped in ghetto areas -- programs that contribute to the rebuilding of these sections into viable, open communities.

But "ghetto enrichment" will only exacerbate the problem unless programs and strategies are developed and simultaneously implemented which make it possible for Americans of color to exercise the same options and the same mobility that white Americans enjoy as a matter of course. The minority worker must have access to living quarters near both city and suburban jobs in order to compete freely in the labor market no matter where that market exists. This can be accomplished only by comprehensive programs that encompass the entire metropolitan region.

Near-bankrupt cities will face even greater crises, and the poverty, deprivation, and desperation of the ghetto poor will become even more explosive unless the way is cleared for these Americans to move <u>out</u> and <u>up</u>.

<u>National Housing Policy</u>

In 1968, for the first time in history, the United States established a national housing policy which has the potential, if properly funded and implemented, for ridding this nation of the slums and ghettos that vitiate every aspect of our urban life. By Congressional enactment and Judicial decision, this nation is now unequivocally committed to the provision of decent housing on an open market for every

American family, without regard to race, color, creed or national origin.

* The 1968 Housing and Development Act, the most comprehensive ever adopted by the Congress, provides new tools for meeting the housing needs of lower-income families.

* The Supreme Court decision in Jones v. Mayer outlaws racial discrimination in the total housing supply, existing and future.

* The Civil Rights Act of 1968, under Title VIII, establishes fair housing as the policy of the United States and directs that "all executive departments and agencies shall administer their programs and activities relating to housing and urban development in a manner affirmatively (emphasis supplied) to further the purpose of this title ..."

Thus, Mr. Secretary, you are the nation's first Housing Chief who has a clear mandate from the Congress of the United States, undergirded by a Supreme Court ruling, to put into operation a national policy of decent housing and fair housing.

The absence of such a mandate over the past four decades was a major factor in the development of residential segregation as a nationwide institution. Monstrous, massive, federally-funded public housing projects in our cities have created permanent communities of the black poor. The white suburban noose which strangles our cities is the creature of FHA and VA policies and programs. Urban renewal has been a burden for the poor and a benefit for the already-affluent.

This past Federal responsibility for confinement and entrapment of minorities on the one hand and exclusion on the other cannot now be redressed by a policy of nondiscrimination or a posture of neutrality. Under law, Government policy is no longer neutral -- affirmative action to achieve decent and open housing is now a legal requirement.

NCDH Proposals

NCDH, therefore, urges you to put the full force of your extraordinary managerial and technological expertise and your recognized

commitment to decency and equity behind meeting this challenge and great opportunity. Housing at the right price must be made available in the right places at the right time. Discriminatory devices -- overt and covert -- must be eradicated. Ghetto programs must be geared to decreasing congestion, providing maximum freedom of choice for residents to remain or move out, and ultimate reclamation of these areas as open and integral parts of the total community.

Specifically, NCDH makes the following recommendations:

1. Every Federal program relating to housing and urban development (both within HUD and those under other Departments) should be evaluated and administered to advance the goal of fair housing by affirmative action to expand housing opportunities outside ghetto areas -- both in cities and suburbs - for low- and moderate-income families.

   HUD has taken some steps in this direction. For example, the HAA has inaugurated new site location and tenant selection requirements which, combined with recently-enacted leasing and turn-key programs, can create opportunities in new neighborhoods. However, FHA also administers programs for the economically disadvantaged, and FHA has not promulgated regulations on site and tenant selection which have any bearing on segregation by race or economic class. We urge that you direct FHA to close this gap.

2. Every housing and urban development program should be based on a metropolitan-area-wide analysis of needs and resources. If the Census Bureau classification of a Standard Metropolitan Statistical Area as "an integrated, economic and social unit with a recognized large population nucleus" has validity, then the relationship between housing needs, job locations, community facilities, etc., must not be vitiated by the myriad of local governmental jurisdictions. As the National Commission on Urban Problems observes: "In large urban areas, local government boundaries rarely reflect the true economic and social watersheds ..." No jurisdiction within the Standard Metropolitan Area should maintain itself as an island of exclusiveness -- and certainly not with the aid of Federal bounty.

   HUD should take the leadership in pressing for the establishment of governmental or quasi-governmental bodies which, in the manner of the New York State Urban Development Corporation, can design and implement housing and related programs that can cut across local jurisdictional lines.

3. HUD should condition all grants -- for any purpose whatsoever -- on official action by the local community to

insure its acceptance of federally-subsidized housing programs for low- and moderate-income families. If a suburban town wants Federal funds for an FHA high-middle-income housing development or cooperative, or planning assistance for a water and sewer system, or any other community facility, no local laws or regulations (or lack of local laws or regulations) should be permitted to prevent the construction of low-rent public housing, non-profit-sponsored multi-family units; or any other Federal program designed to meet the housing needs and expand the opportunities of moderate-income families.

The Federal Government must not give financial assistance to any community that uses restrictive land-use devices such as large-lot zoning ordinances, outmoded building codes, etc., to construct a barrier to minority residents by blocking housing for lower-income households.

4. Title VIII authorizes the Secretary to make studies, investigate complaints, publish reports and hold hearings on housing discrimination. NCDH unquestionably has had more experience than any other national body as legal consultant, technical advisor, and evaluator of state and local open housing laws. Experience has shown that primary reliance on the individual complaint procedure as the means of ending discrimination is unrealistic and ineffective. Affirmative action is essential if the open housing laws are to become more than words on the books. HUD should work closely with the Justice Department in bringing "patterns and practice" suits; it should hold public hearings on the impact of exclusionary land-use controls; it should hold public hearings on industry-wide practices in a given area; it is strategically positioned to promote area-wide open market campaigns by the housing, real estate, and mortgage financing industries, and to use its influence to insure the effectiveness of such campaigns.

5. Title VIII requires that <u>all</u> Executive Departments and agencies administer their programs related to housing and urban development in a manner to affirmatively further the purpose of the law, and that such Departments cooperate with the Secretary of Housing and Urban Development to that end.

It is imperative that the Federal Government coordinate its activities in this area and that it speak with one voice. Presently, such agencies as VA, Agriculture, FDIC, and the Federal Home Loan Bank Board are operating without guidance and without direction as related to Title VIII.

We urge that you establish machinery to coordinate these various agencies, including HEW, Labor, Transportation, the Equal Employment Opportunities Commission, and other agencies whose programs affect residential patterns. The location of a school or a highway can make a new ghetto, enlarge an old one, or create expanded housing opportunities. An equal opportunity employer can be

stymied in his efforts to fulfill a Federal contract by suburban housing restrictions, but he is in a pivotal position to effect housing reforms.

6. The location or relocation of Federal installations and offices should be conditioned on the availability in the community of suitable housing at all price levels without regard to race, color, creed, or national origin. A similar condition should be a controlling factor in the review of Federal contracts with private corporations for goods and services. We urge that you take the leadership in obtaining action at the Executive level in these two important areas.

7. HUD should require all private developers receiving Federal assistance to affirmatively market their housing among minority as well as majority consumers. Housing developments, when built in outlying areas or suburban communities, should be specifically promoted among inner-city minority homeseekers.

8. As a consequence of several years of effort, the list of major corporate interests involved in equal employment opportunity programs is quite extensive. Due to industrial decentralization trends, as well as other developments outlined in this memorandum, the effectiveness of corporate efforts in the employment field increasingly is contingent upon the adequacy and availability of housing accommodations for workers.

   NCDH would welcome the opportunity to explore with HUD the development of a strategy to involve corporate leadership committed to fair employment in efforts to achieve open housing. A White House conference of such leaders, focusing on the relationship between access to housing and jobs, might well lead to the development of specific action programs of far-reaching significance.

Finally, we applaud your plans to bring about a vast increase in supply of housing for low- and moderate-income families and to encourage maximum participation by corporate interest to that end, with particular emphasis on their development of a whole new technology in construction and assembly techniques. In this connection, we were especially reassured by your comments at our conference with you on April 15 affirming the importance of <u>community</u> and re-stating the values of racial and economic diversity in large-scale construction efforts.

In this, as well as all other reforms mentioned in this memorandum, you have the full support of NCDH.

Respectfully submitted,

Edward Rutledge
Executive Co-Director

Jack E. Wood, Jr.
Executive Co-Director

ER-JEW:f:eh

April 28, 1969

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
1865 Broadway
New York, N. Y. 10023
(212) 265-2780

April 1969

TO: NCDH Board and Advisory Council, State and Local Human Relations Commissions, Fair Housing and Community Organizations, and other Key Contacts

FROM: Edward Rutledge and Jack E. Wood, Jr.
Executive Co-Directors

RE: Important Article by Edward J. Logue

In his article, "Are Cities A Bust?" Edward J. Logue, the distinguished president and chief executive of the New York State Urban Development Corporation (UDC) prescribes realistic, practical solutions for the crisis of America's cities.

As you may know, New York is the only state in the nation with an official agency (UDC) empowered by legislative edict to build needed housing for low- and moderate-income families in any locality in the state (city or suburb), regardless of zoning and building code restrictions. Thus, Mr. Logue's article, which appeared in the April 1, 1969 issue of Look, is of particular significance.

You will note that Logue's three-pronged proposal for resolving the inner-city housing crisis is closely related to the policies and programs of NCDH. It focuses on 1) opening suburban opportunities in housing, education and jobs for lower-income families; 2) large-scale development of racially- and economically-diversified new towns; and 3) reversing the deterioration of inner-city areas through new construction and rehabilitation made possible by the decreased density resulting from relocation of lower-income city dwellers to outlying communities.

Additional copies of this important reprint are available from NCDH upon request. Also, your comments are invited.

ER-JEW:f:eh
Enc.

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING, INC.
1865 Broadway
New York, N. Y. 10023
(212) 265-2780

April 1969

TO: NCDH Board and Advisory Council, State and Local Human Relations Commissions, Fair Housing and Community Organizations, and other Key Contacts

FROM: Edward Rutledge and Jack E. Wood, Jr.
Executive Co-Directors

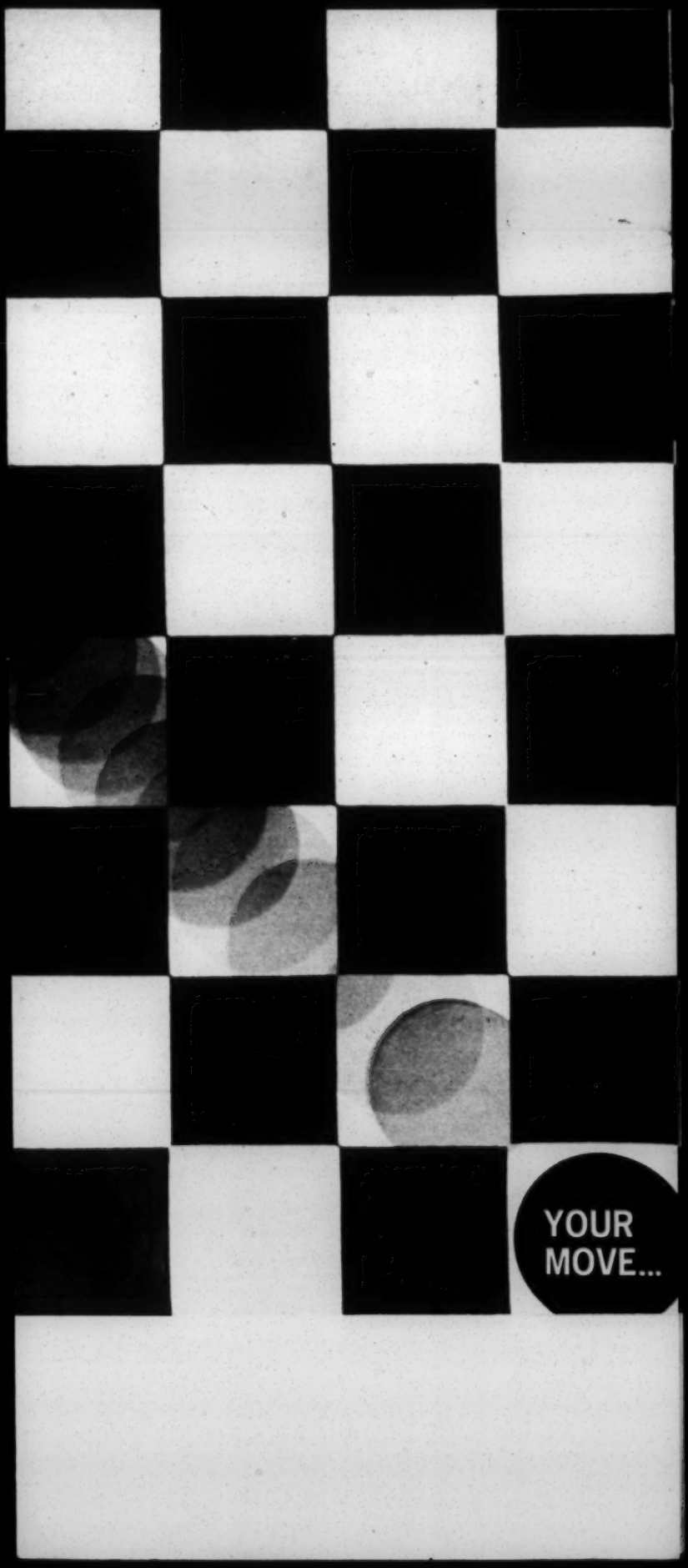
RE: NCDH Consumer Brochure, "Your Move"

We again call your attention to the enclosed NCDH brochure, "Your Move," second printing now available. This piece, designed for mass distribution, tells homeseekers their rights under Federal housing law and how to secure them.

Single copy, 10¢; $6.00 per 100; special prices for large-scale organizational distribution available on request.

ER-JEW:f:eh

Enc.


YOUR
MOVE...

YOUR MOVE...

...WHENEVER YOU'RE READY

It's easier now than it used to be.

Congress has passed a law – the 1968 Civil Rights Act – aimed at evicting Jim Crow from nearly all the nation's 69 million houses and apartments. And the Supreme Court has recently ruled that racial discrimination in housing is "a relic of slavery" and therefore illegal.

These victories do not guarantee "instant integration." But they can be of enormous help if you are looking for a home outside the ghetto.

Nobody wants to be a checker on a board, shoved around without his say-so. That's what the fight for fair housing has been all about. Now Congress and the Supreme Court have affirmed your right to move *if* you want, *when* you want and *where* you want . . . whenever you're ready.

YOU PROBABLY WON'T BE THE FIRST

The pioneering days are over; many of the racial frontiers have been crossed. Throughout the sixties a growing number of black families has been moving out of their old neighborhoods in search of new opportunities. There are now thousands of congenial neighborhoods in America where blacks and whites live side by side.

Chicago is typical. As recently as 1962 only five Negro families lived in non-segregated sections of the suburbs. Today at least 1,000 Negro families have moved into homes and apartments in predominantly white neighborhoods in more than 60 of Chicago's suburbs.

The trend is clear but not surprising. A recent *Fortune* magazine survey confirms that an overwhelming majority of black Americans, 93 per cent, want desegregation in schools, jobs and housing.

THE SUPREME COURT DECISION AFFIRMS YOUR RIGHT TO MOVE

On June 17, 1968, the Supreme Court ruled that a portion of the Civil Rights Act of 1866 was valid and should be enforced. The 102-year-old law forbids racial discrimination in the sale or rental of all housing and land.

The Supreme Court said: "When racial discrimination herds men into ghettos and makes their ability to buy property turn on the color of their skin, then it . . . is a relic of slavery. . . ."

The Court also said: "At the very least, the freedom that Congress is empowered to secure under the Thirteenth Amendment includes the freedom to buy whatever a white man can buy, the right to live wherever a white man can live."

The message is plain. If anyone denies your right to buy property, you can take him to court. You can ask for damages and for an injunction that will stop him from discriminating against you or anyone else.

THE 1968 CIVIL RIGHTS LAW SAYS "NO DISCRIMINATION"

The open housing section of this law will cover 80 per cent of the nation's houses and apartments by 1970. Starting in 1969 federal law forbids discrimination in all apartment rentals, cooperatives and houses sold by subdivision developers.

In 1970 coverage will be extended to sales and rentals of nearly all one-family houses.

The new law also bans discrimination by mortgage-lending institutions, such as banks and insurance companies, and by real estate boards and brokers.

Like the Supreme Court decision, the 1968 Civil Rights Law aims to protect your freedom of choice in the housing market. If anyone tries to deny you this freedom, you can use the law in three ways: you can go to the U.S. Department of Housing and Urban Development (HUD), which will investigate complaints of discrimination; you can make a complaint to the U.S. Attorney General, who may bring a civil action in court against persons discriminating; or you may start your own civil court action.*

WHERE TO FIND HELP

If you are ready to move, there are people and organizations ready to help. You may know of groups in your area committed to fair housing and civil rights. If not, write to NCDH and we will put you in touch with one.

There are lawyers experienced in the fair housing movement who can advise you on your legal rights and how to secure them. If you decide to take your case to court but cannot find a lawyer, the new law allows the judge to appoint a lawyer to represent you. The court will pay the fee.

In addition, 24 states and more than 250 towns have passed fair housing laws. If you live in one of these localities, it makes sense to find out how you may benefit from the local laws. Again, a lawyer or a fair housing group will probably know the answers.

It all adds up to this: if anyone discriminates against you in your search for housing – whether landlord, home-owner, mortgage lender, developer or real estate agent – that person has broken the law of the land. You can compel him to obey the law by making sure it is enforced.

*For a complete explanation of the new law and its enforcement provisions, write for: *Citizens' Guide to the Federal Fair Housing Law of 1968,* (including Supplement explaining how to use the 1866 law), National Committee Against Discrimination in Housing, Inc., (NCDH), 1865 Broadway, New York, N. Y. 10023.

FAIR HOUSING CAN BE...

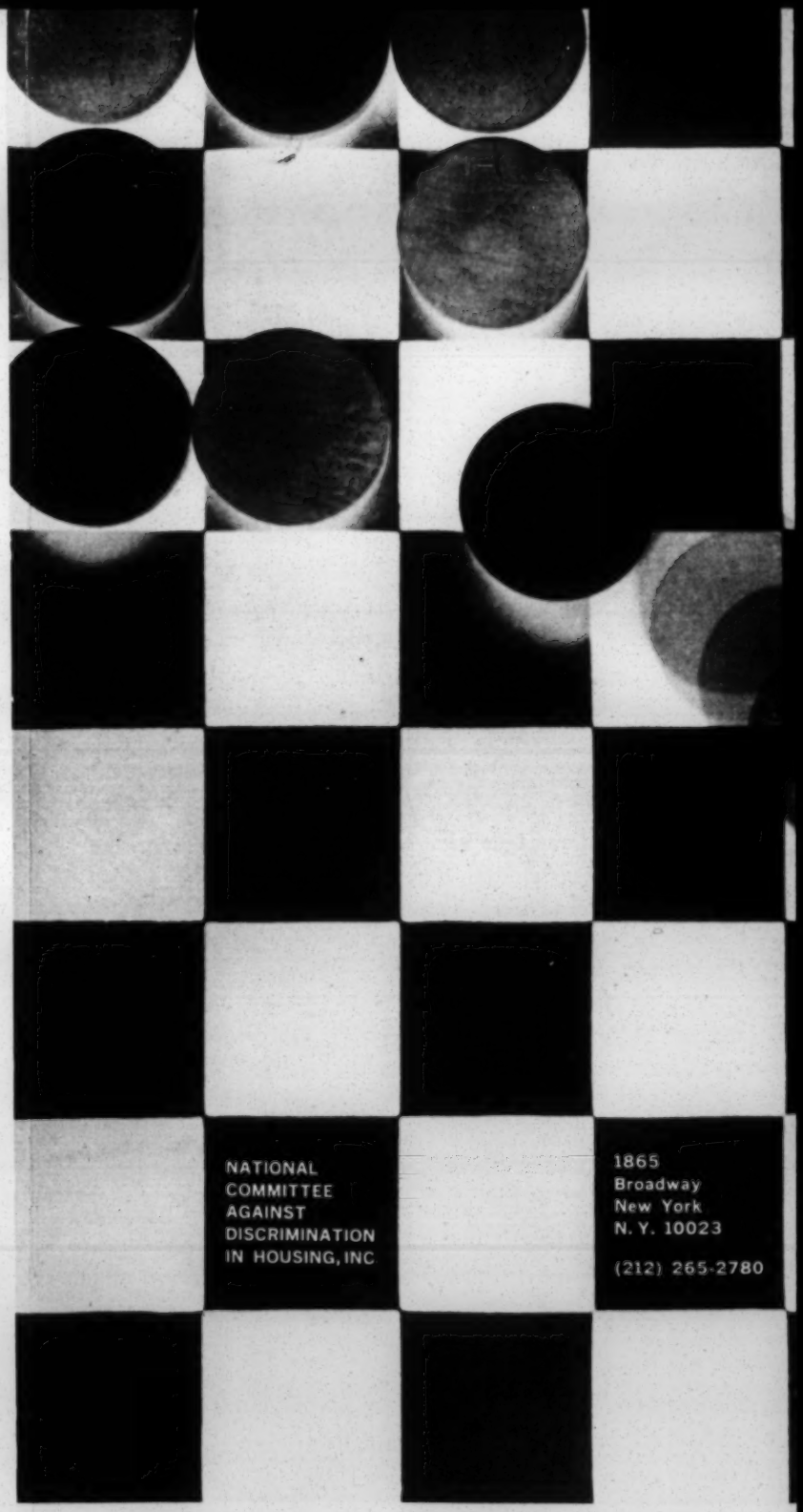
...a better job. Between 1960 and 1965 two-thirds of America's new industrial buildings were built in the suburbs. Both industry and stores are moving out of the central city, and the good jobs are moving with them. As a result, the families who move out have the best chance of cashing in.

...better schools. Suburban schools are usually superior to city schools and can give your child a better education. They spend more money on each child, pay more for teachers; they have smaller classes, more equipment, newer buildings, more space.

...better housing. The city's perpetual housing shortage has created crowding and high rents, especially in the central part. Farther out you stand a better chance of getting more and better housing for your money, whether it's to pay the mortgage or to pay the rent. And you're more likely to get grass instead of gravel, hills and valleys instead of hallways and alleys.

...better services. Regular garbage collections, good street lighting, no rats or roaches... these are usually standard features in neighborhoods outside the central city.

...a stronger voice. In the ghetto your voice and your vote may get lost in the din. In less populous communities your opinion counts for something. On vital issues yours can be the deciding voice.



FAIR HOUSING CAN BE... ...WHENEVER YOU'RE READY

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC.

1865 Broadway, New York, N. Y. 10023 (212) 265-2780

NCDH

MEMORANDUM

May 5, 1969

To NCDH Board of Directors and Advisory Council

From Edward Rutledge and Jack E. Wood, Jr., Executive Co-Directors

Subject NCDH Proposals Submitted to the Honorable George W. Romney, Secretary, U. S. Department of Housing and Urban Development

Attached hereto is a copy of our memorandum to Secretary Romney, submitted following a meeting of NCDH representatives with the Secretary and his chief aides in Washington on April 15.

The memorandum outlines the substance of our presentation and spells out specific recommendations for action by Mr. Romney and his Department to implement Title VIII (the fair housing section) of the 1968 Civil Rights Act and the Housing and Urban Development Act of 1968.

This initial meeting with top HUD officials was, we believe, of genuine value. As we reported to the Board at its meeting on April 10-11, we are working in close cooperation with the Assistant Secretaries in charge of various HUD programs and, of course, plan continuing follow-up on NCDH proposals with Secretary Romney.

ER-JW:f:eh
Enc.

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC.

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1865 Broadway
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May 15, 1969

File

Mr. Moreland G. Smith, Director
Urban Planning Project
Southern Regional Council
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Mr. Smith:

This will acknowledge receipt of your note enclosing a photocopy of the recent check Southern Regional Council forwarded to NCDH in full payment of its 1969 membership dues.

It goes without saying how deeply sorry we are for our oversight in this matter. The only explanation that we can offer is that it came about due to our recent relocation to larger headquarters and the fact that Miss Gene Warner, Secretary in charge of this matter, recently left our employ.

Please be assured that this error will not be a recurring one, and know that NCDH is deeply grateful for the support both financial and otherwise from the Southern Regional Council.

Sincerely,

Barbara Chirse

BARBARA CHIRSE
ADMINISTRATIVE ASSISTANT

BC:jc

cc.: Mr. Arthur Wright

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American Baptist Convention
American Civil Liberties Union
American Ethical Union
American Federation of Labor-Congress of Industrial Organizations
American Federation of Teachers, AFL-CIO
American Friends Service Committee
American Jewish Committee
American Jewish Congress
American Newspaper Guild, AFL-CIO
American Veterans Committee
Americans for Democratic Action
Anti-Defamation League of B'nai B'rith

Brotherhood of Sleeping Car Porters, AFL-CIO, CLC

Commonwealth of Puerto Rico, Department of Labor, Migration Division
Congress of Racial Equality
Cooperative League of the USA

Friendship House

Industrial Union Department, AFL-CIO
International Ladies' Garment Workers' Union, AFL-CIO
International Union of Electrical, Radio and Machine Workers, AFL-CIO

Jewish Labor Committee

League for Industrial Democracy
League of Women Voters of the United States

The Methodist Church

NAACP Legal Defense and Educational Fund, Inc.
National Association for the Advancement of Colored People
National Association of Housing Cooperatives
National Association of Negro Business and Professional Women's Clubs
National Catholic Conference for Interracial Justice
National Committee on Tithing in Investment
National Community Relations Advisory Council
National Council of Churches of Christ
National Council of Jewish Women
National Council of Negro Women
National Education Association
National Urban League

Oil, Chemical and Atomic Workers International Union, AFL-CIO

Protestant Episcopal Church

Scholarship, Education and Defense Fund for Racial Equality
Service Employees International Union, AFL-CIO
Southern Regional Council
Synagogue Council of America

Union of American Hebrew Congregations
Unitarian Universalist Association
United Auto Workers of America
United Church of Christ
United Housing Foundation
United Presbyterian Church
United Steelworkers of America, AFL-CIO

Young Women's Christian Association

May 28, 1969

The National Committee Against
Discrimination in Housing, Inc.
1865 Broadway,
New York, New York 10023

Dear Sir:

Please send me 100 copies of your brochure IT'S YOUR MOVE.

Thanking you, I am

Sincerely yours,

Moreland Griffith Smith
F.A.I.A.
Director, Urban Planning

MGS/mv

cc. Mrs. Janet Shortt

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC.

1865 Broadway, New York, N.Y. 10023 (212) 265-2780

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Miss Varner MS
Please order 100 &
send a cc to Mrs
Short
Thanks
MGS

May 16, 1969

Dear Friend:

Our enclosed brochure--It's Your Move--tells minority families of their housing rights as guaranteed by Congress and the Supreme Court. It is one of NCDH's routine services in its continuing effort to bring about an open, free-choice society in America.

We believe it's everybody's move. It would be unjust and unproductive to assign to the victims of housing discrimination the job of ending it. All of us have work to do.

Events in 1968 have created unprecedented opportunities for desegregation. The Federal Fair Housing Law is aimed at evicting "Jim Crow" from 80 per cent of the nation's housing; the Supreme Court decision specifically bans racial discrimination in housing as "a relic of slavery."

NCDH played major roles in both these victories. Our challenge now, and yours too, is to see that these legal achievements are translated into meaningful desegregation.

That is why NCDH has established a Legal Department with a full-time attorney. More legal staff will be added as funds become available. In addition, NCDH has established a Department of Field Services and Planning; expanded its Research Department; opened offices in Washington, D.C., and on the West Coast.

These essential moves cost money. Open societies do not come cheap. (Think of the hundreds of millions of dollars America has spent over the decades on segregation!) Please help in this critical struggle--a struggle for the rights of all Americans--by sending your generous contribution today.

Thank you. It's your move.

Sincerely,

Robert L Carter

Robert L. Carter
President

Myrna Loy

Myrna Loy
Co-Chairman
Advisory Council

Contributions to NCDH are deductible for income tax purposes

file

NCDH

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC.

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August 20, 1969

Mr. Moreland G. Smith, F.A.I.A.
Director, Urban Planning
Southern Regional Council, Inc.
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Mr. Smith:

Thank you for your August 14th letter addressed to Mr. Rutledge with enclosures regarding VA policy.

Since Mr. Rutledge is presently in our San Francisco field office, I am referring your letter on to him for response.

Sincerely yours,

Barbara Chirse

Barbara Chirse
Administrative Assistant

/bc

cc: Edward Rutledge

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American Jewish Congress
American Newspaper Guild, AFL-CIO
American Veterans Committee
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Commonwealth of Puerto Rico, Department of Labor, Migration Division
Congress of Racial Equality
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National Committee on Tithing in Investment
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National Council of Jewish Women
National Council of Negro Women
National Education Association
National Urban League

Oil, Chemical and Atomic Workers International Union, AFL-CIO

Protestant Episcopal Church

Scholarship, Education and Defense Fund for Racial Equality
Service Employees International Union, AFL-CIO
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Union of American Hebrew Congregations
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United Steelworkers of America, AFL-CIO

Young Women's Christian Association

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC.

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August 27, 1969

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Mr. J. M. Dervan
Director, Loan Guaranty Service
Department of Veterans Benefits
Washington, D. C. 20420

Dear Mr. Dervan:

Effective June 25, 1969, FHA issued a new regulation governing the applicability of FHA mortgage insurance to property encumbered by racial restrictive covenants. Enclosed is a copy of the FHA press release explaining the action taken.

As you know, pursuant to the 1948 Supreme Court decision holding that such restrictive covenants are not enforceable, FHA and VA promulgated regulations probititing the issuance of mortgage insurance or guarantee on property so encumbered.

Some exceptions were allowed in cases where the regulations operated to deny a minority member a housing accommodation.

Based on recent Federal actions to eliminate housing discrimination, FHA rescinded their regulation, while at the same time requiring the individual homeowner to affirm that he recognizes that the covenant is illegal and void.

It has come to our attention that the Veterans Administration has also taken action on this matter, that is, the rescission of the regulation prohibiting the guarantee of mortgages on property having racial restrictive covenants. From the information we have, VA does not require any affirmative action by the homeowner certifying his knowledge that these covenants are illegal and void and "specifically disclaimed."

Although these covenants have not been enforceable in a court of law since 1948 and under present law are

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illegal, these covenants are a support to those who would discriminate. Further, the fair housing laws are not generally known to the public and, when the Federal government insures or guarantees a mortgage with restrictive provisions respecting race, religion, or national origin without any disclaimer, it reinforces the very attitudes and misinformation we seek to erase.

By placing the homeowner on notice as to the laws against housing discrimination the Federal agency is both educating him and, hopefully preventing violations of that law.

If we are in error as to the action VA has taken in this regard please correct us. If not, we strongly urge that you consider some additional requirements comparable to those of FHA.

I look forward to hearing from you on this matter.

Very truly yours,

Mrs. Glenda G. Sloane

GGS:kma

Enc.

cc: Jack E. Wood
Clarence Funnye
Richard Bellman
Rosalie Whalen
Margaret Fisher
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Sol Rabkin

HUDNEWS
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON D.C. 20410

HUD-No. 69-0528
Phone (202) 755-7327

FOR RELEASE:
Thursday
June 26, 1969

FHA UPDATES REGULATIONS ON DISCRIMINATION FOR HOUSING WITH RESTRICTIVE COVENANTS

Secretary George Romney of the U.S. Department of Housing and Urban Development has announced changes in Federal Housing Administration policy involving mortgage insurance on properties encumbered by unenforceable racial restrictions.

The change cancels an old FHA regulation prohibiting insurance of mortgages on homes on land subject to racial restrictive covenants put in effect after Feb. 15, 1950. The regulation had been written after the Supreme Court held that such covenants could not be enforced in the courts. Properties encumbered by a "new" racial covenant were not eligible for FHA mortgage insurance unless the covenant was nullified by either legal action to remove it, by State action to declare racial covenants void, or by sales practices which clearly demonstrated that it was being ignored.

Any remaining doubts about the unenforceability of such covenants has subsequently been erased by two main developments: last year's Supreme Court decision in the Jones v. Mayer case that all discrimination is illegal under the 1866 Civil Rights Act, and enactment of Title VIII of the Civil Rights Act of 1968 declaring Fair Housing to be National policy.

Buyers Required to File Statement

The changed regulation substitutes a requirement that all buyers seeking FHA mortgage insurance certify that they recognize the invalidity of any restrictive covenants and that they will not in the future discriminate in the rental or sale of their properties because of race, color, religion, or national origin.

Secretary Romney explained that the old regulation against assistance to those wishing to dispose of homes encumbered by racial covenants had outlived its purpose of discouraging more such covenants. In fact, he said, it has unfairly prevented some families from being able to sell their homes on low down payments available with FHA insurance. Owners cannot, as a practical matter, get rid of the burden of long-standing restrictive covenants, even though they are illegal.

-more-

The changed regulations were issued by William B. Ross, HUD's Acting Assistant Secretary for Mortgage Credit--FHA Commissioner. They take effect June 25 and apply to multifamily projects as well as houses.

Individual home owners must furnish the following signed statement when applying for FHA mortgage insurance:

"I certify that neither I nor anyone authorized to act for me will refuse to sell or rent, after making of a bona fide offer, or refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny the dwelling or property covered by the mortgage to any persons because of race, color, religion, or national origin. Any restrictive covenant on such property relating to race, color, religion, or national origin is recognized as being illegal and void and is hereby specifically disclaimed. Civil action for preventive relief may be brought by the Attorney General in any appropriate U.S. District Court against any person responsible for violation of this certification."

# # #

VI

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Stather
7th @ 33

① AC
② Files

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC.

1865 Broadway, New York, N.Y. 10023 (212) 265-2780

NCDH

October 2, 1969

MEMORANDUM

RECEIVED
OCT 6 1969

To NCDH Board of Directors

From Edward Rutledge and Jack E. Wood, Jr., Executive Co-Directors

Subject Nixon Administration's statement on opening the job market

For your information, we are attaching copy of a letter to President Nixon outlining NCDH's position with respect to the linkage between access to housing and job opportunities, particularly in light of the outward movement of the job market from core cities to suburban communities.

As you will note, the letter expresses NCDH's concern about a recent report in The New York Times (copy enclosed) suggesting that the Nixon Administration intends to place less emphasis on open housing and voting rights than on employment opportunities. It is of course NCDH's position that mobility in housing is fundamental to alleviating the problem of unemployment and underemployment among minorities, as well as a crucial factor in resolving the economic and social crisis of the cities.

Please observe that this letter has not yet been released to the press.

ER-JEW:F:eh
Enclosures

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC.

1865 Broadway
New York, N. Y. 10023
(212) 265-2780

September 29, 1969

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The President
The White House
Washington, D. C. 20500

Dear Mr. President:

The National Committee Against Discrimination in Housing (NCDH) was pleased to learn of the action taken by Secretary of Labor George P. Shultz toward opening employment opportunities for minorities in the construction trades, as reported in The New York Times of September 24, 1969.

We are, however, very concerned about the Times report that a White House source stated it is your belief that "such traditional civil rights activities as open housing and voting rights" are "less significant in the long run than efforts to open up the job market to minorities."

Based upon two decades of experience in the housing/civil rights field and on extensive research into the interaction of housing and employment, NCDH submits, Mr. President, that no meaningful progress can be made in opening the job market for black citizens and other Americans of color unless simultaneously conditions and practices are created in the nation's housing supply which make it possible for these workers to move to and live in areas offering a chance for economic advancement. The option to move with the job market in choosing a place of residence is an accepted tradition of our national life. But beyond recognizing a tradition that has led to the creation of this affluent society, it seems to us imperative that national leadership, public and private, accept and act on the proposition that a root cause of the financial and social crisis confronting our cities and their people is the fact that the American worker of color today faces an employment handicap previously experienced by no other group in our history: denial of the opportunity to live in areas reasonably proximate to available jobs.

For the past three years, NCDH has been engaged in constantly expanding research examining the interrelationship between access to housing and access to employment opportunities, particularly in relation to the accelerating movement of industrial plants,

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government establishments, and other types of job-generating facilities away from central cities to suburban rings. It is abundantly clear that this outward movement of major sources of employment is irreversible and pyramiding. As a consequence, the geographic gap between where the jobs are and where the masses of unemployed and underemployed are now forced to live is reducing to futility almost every effort by government and the private sector to eliminate the economic and educational disparities between blacks and whites, and thus to open the way for millions of impoverished dependents to become productive, self-supporting consumers. The critical domestic problems of poverty, intergroup tensions and bankrupt cities simply cannot be solved in a framework of residential segregation which is dividing the nation along racial, economic and city/suburban lines.

The enclosed pamphlet, The Impact of Housing Patterns on Job Opportunities, published last year, reports the findings of NCDH's preliminary examination of the housing/employment syndrome in five major metropolitan areas: Baltimore, New York, Philadelphia, St. Louis, and San Francisco. More extensive investigations are now ongoing in the San Francisco Bay Area and the New York Metropolitan Region. Our study in the New York area, now being conducted under a two-year grant from the Carnegie Corporation, provides for the most comprehensive research yet undertaken into the linkage between housing, jobs, training programs, transportation, and other related factors affecting urban life.

Our research is confirming the following among other facts:

* Metropolitan regions throughout the country are experiencing rapid economic growth, but that growth is taking place primarily outside of the core cities.

* Most of the new jobs are being created in outlying suburban communities where conditions of the housing supply and marketing practices combine to restrict residency substantially to whites. In the San Francisco Bay Area, for example, 72 per cent of all new jobs created are located outside of the city proper. A typical example is suburban San Leandro, where 750 industrial plants (27,000 jobs) have located during the last 20 years. Yet today, Negro residents of San Leandro number about one-tenth of one per cent.

* Many suburban plants and other facilities are experiencing severe labor shortages while the labor force locked into inner-city ghettos is largely untapped. A recent survey reported in The New York Times found more than 100 plants on Long Island with critical labor shortages.

* The problem of linking the ghetto labor force with suburban labor demand cannot be solved or even substantially remedied by transportation. In many areas, such as St. Louis, public facilities are totally lacking; in almost every area they are totally inadequate. Furthermore, distances are too great and commutation is too expensive.

* Suburban management has found that employees must live reasonably near places of work if the labor force is to be stable, with low turnover and absentee rates.

* Exclusionary land-use and building controls, governmental restrictions, and discriminatory real estate practices are preventing availability of an adequate supply of moderate-cost housing in the suburbs. Denial of housing in outlying areas is effectively blocking employment and on-the-job training opportunities for Negroes and other minorities.

One further point should be stressed. Government statistics, as well as our research, substantiate the fact that most new construction, both commercial and residential, is now occurring and will continue to occur in suburbia. Thus, a major part of the employment market your Administration is trying to open will not be affected unless minority construction workers are insured access to suburban homes.

To sum up: NCDH respectfully urges your Administration to base its drive for economic advancement for black citizens and other Americans of color on a firm recognition that employment and housing opportunities are inextricably intertwined, and that real progress cannot and will not be made in either field unless employment and housing programs are coordinated and carried forward concurrently with equal and urgent emphasis.

It has been our privilege, Mr. President, to have a series of conferences with Secretary George W. Romney and his principal aides. We seek to cooperate with the Department of Housing and Urban Development in every possible way toward successful implementation of Federal housing policy and programs, and believe the close working relationship that has developed between NCDH and HUD will prove mutually beneficial.

We urge your most serious consideration of the position set forth in this letter, and we would appreciate hearing from you.

Respectfully,

Edward Rutledge
Executive Co-Director

Jack E. Wood, Jr.
Executive Co-Director

ER-JEW:F:eh
Enclosure

NEWS FROM NCDH

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC. 1865 BROADWAY, NEW YORK, N.Y. 10023 (212) 265-2780

STATEMENT OF JACK E. WOOD, JR., Executive Co-Director, NCDH at 9:30 a.m. Opening Session, Thursday, November 6, 1969 at the Conference Cosponsored by the National Committee Against Discrimination in Housing (NCDH) and the New Jersey Builders Association (NJBA) in Somerville, New Jersey

Local governments today have power to exclude subsidized moderate- and low-cost housing. They can manipulate zoning and other land-use and construction controls to exclude families on the basis of income and, in effect, because of race. So long as these local powers remain unchecked, an America of two nations--"one black, one white, separate and unequal" will be maintained and its divisions deepened.

Suburban power to block residency by low- and moderate-income families effectively bars for most minority families exercise of their legally guaranteed right to an open housing choice. Further, this power means the nation cannot meet its stated goal and essential need for majority and minority construction of 2.6 million homes a year for the next 10 years. Apart from other considerations, land costs and relocation demands make a housing and urban development strategy that is centered in the core city alone irrational and ultimately self-defeating.

NCDH with racial discrimination in housing declared unconstitutional everywhere by the Supreme Court, now is marshalling the resources it had committed to that struggle and those of its 51 national cooperating organizations to make a man's right to live where he wants to live a reality.

STATEMENT OF JACK E. WOOD, JR.
Somerville, New Jersey
November 6, 1969

NCDH is engaged in a major nationwide assault on exclusionary local zoning and other land-use and construction controls which effectively bar the vast majority of black, Mexican-American, Puerto Rican, Oriental, and Indian families from exercising their right to choose where they live...and to choose to live where they can share with white Americans in cleaner air, better schools, and a rapidly expanding job market.

At NCDH, even as we worked to provide technical assistance and legal resources for the struggle which finally resulted in the U.S. Supreme Court's outlawing racial discrimination in housing throughout the land, were concerned about the vital interrelationship of jobs and housing. In 1965, the new chairman of the new Federal Equal Employment Opportunity Commission addressed an NCDH National conference at which we explored the inseparability of open jobs and open housing.

Subsequently, NCDH conducted a preliminary study of "The Impact of Housing Patterns on Job Opportunities." That study resulted in a $480,000 research program in the tristate metropolitan New York-New Jersey-Connecticut area under a grant from the Carnegie Corporation of New York. Then NCDH received a $450,000 U.S. Department of Housing and Urban Development funding for an urban renewal demonstration project in the nine-county San Francisco Bay area.

Both research projects in these most important metropolitan areas focus on the housing choice and supply barriers which close large portions of the job market--the suburban and growing portions--to minority workers.

From both projects will come recommendations for policies to be carried forward by government, by industry, by labor, by community and civil rights groups.

The San Francisco project has an action as well as research component and alternate recommendations for action by these segments of society will be tested for feasibility of their application in the Bay area and in other areas across the nation.

But pilot projects and research are not enough. Men, women, and children are being wrongfully denied the right to move, to enjoy quality education, to find better jobs, to participate in the growing suburban segment of America which is financed by billions of Federal tax dollars invested in products of suburban industry, construction of bridges, highways, sewers, and every other kind of large and small community facility.

As one participant said at a recent National Black Power Conference: "Control your own communities--but don't just stop there. You're not just citizens of the ghetto. Watch what the man is doing in national and regional economic affairs. Don't buy this line that just because you want some clean air and green grass for your kids that makes you an imitation white man...We should check out the action wherever it is. We don't all have to be in the ghetto just to be brothers. Calling a prison a communit don't make it so."

To open - in fact - all of American society to all Americans, NCDH is also pursuing an extensive and nationwide program of litigation challenging exclusionary zoning and related local laws and practices.

Three cases are presently in the courts.

STATEMENT OF JACK E. WOOD, JR.
Somerville, New Jersey
November 6, 1969

* A Montclair, N.J., zoning action is being tested in state court on grounds not only of the Thirteenth and Fourteenth Amendments but also on grounds that in posing a minimum cost provision and in failing to take into account the needs of the community's substantial Negro population, it violated the state law permitting zoning in order to promote the general welfare.
* In a Lawton, Okla., case, NCDH is defending in the Federal Circuit Court a lower court ruling overturning a city zoning decision because it was based on illegal racial considerations, in violation of the 14th Amendment.
* In the home state of the 1964 Proposition 14 referendum initiative effort to overturn open housing laws, we are challenging a referendum supporting Union City, California, action wiping out a zoning ruling which would have permitted low-income housing construction. In this case, we have recently been joined by the Mexican-American Legal Defense Fund.

The Montclair case involves a private developer while both the Oklahoma and California cases involve federally-subsidized housing for low- and moderate-income families.

In these and in other cases now being developed in cooperation with local community groups we are arguing that not only would racially biased motivation make a zoning or other land-use action illegal, but that its racially discriminatory and segregating effect is illegal as well under the 14th Amendment.

Further, we want the courts to hold, as we argue in the Montclair case, that the general welfare clause -- the declared purpose of state laws enabling zoning -- cover social implications and embraces the welfare of the entire community, not just its upper-income or white citizens.

Finally, our strategy challenging zoning as a racial barrier includes a public education program. Some 2000 local open housing, civil rights, and other community action groups receive regular information from NCDH. Our Trends in Housing, which is recognized as the national reporting service in the housing/civil rights field, is focussing on the zoning issue. Our Field Services and Planning Department is working with local agencies and groups, for example, a new open housing group in Dallas, with citizens in Akron, Ohio, and through a new field operation in the Raleigh, N.C., area, as well as in cooperation with the National Assn. of Housing and Redevelopment Officials in Connecticut, Florida, and Minnesota.

In planning our total strategy we brought together last May key government officials, planners, lawyers and others so that we could establish a continuing consultative relationship with these scholars and activitists.

Today we are meeting in the first of a projected series of state, regional and national conferences on exclusionary land-use and related controls to sharpen our strategy, share our knowledge of varied facets of the problems, and apprise local and state agencies and organizations of the problem, its dimensions and practical steps toward its solution.

STATEMENT OF JACK E. WOOD, JR.
Somerville, New Jersey
November 6, 1969

We see NCDH as resource, clearinghouse, and leader, but fully effective only as we involve more and more agencies, groups, and individuals locally, regionally and nationally. The task is vast and requires the best of all of us who would seek to make one nation--unified in diversity and fully equal.

NCDH

TRENDS IN HOUSING

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC.
1865 BROADWAY, NEW YORK, N.Y. 10023 • (212) 265-2780
VOLUME XIII NUMBER 9 SPECIAL REPORT 1969

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NCDH-NJBA LAND-USE MEETING

'Breakthru' Impact In Localities Told By HUD Official

"There is no question that restrictive practices in land use and availability and in zoning codes make it impossible to provide the housing that is needed for a projected national population of 300 million by the year 2000, or a doubling of our population every 30 to 50 years," said US Assistant Secretary of Housing and Urban Development (HUD) Harold B. Finger in his keynote address to the NCDH-NJBA land-use control conference.

'Dumbbell System'

"The dispersal of industry to the suburbs," he added, "has intensified the problem and has created a 'dumbbell system' in which ghetto-locked blacks and centrally employed suburban whites trade places twice each day along overcrowded, inadequate transportation facilities. The need," he said, "is to provide housing where the jobs are, and the central question is 'how can the restrictive pracices of localities be changed by action on the federal level'?"

Emphasizing the fact that HUD is essentially a "leverage organization," Finger said: "That leverage has not been used with the full force possible. Where HUD may not have sufficient leverage," he added, "the federal government does."

HUD's Operation Breakthrough (which is Secretary Finger's specific responsibility) is attempting to create a national aggregate housing market so that there is a continuity of production that builders can plan and depend on. To do that, it is necessary to identify land available for housing and make sure it is retained for housing. But present zoning restrictions limit severely the land available for low- and moderate-income housing.

Citing Douglas Commission statistics, Finger reported that in the New York metropolitan area, for example, 99.2 percent of available land is restrictively zoned for single-family dwellings; of that, 90 percent is zoned for lots of one-quarter acre or more and of that, two-thirds is zoned for lots of one-half acre or more.

HUD can, he said, exert positive leverage, by assigning priority in water, sewerage, and urban renewal grants, for example, to those communities that agree to change exclusionary zoning and building codes. While granting that HUD might also withhold such funds from communities refusing to cooperate, Finger said the Department was not yet ready to commit itself to that policy.

'Hardware' Testing

With respect to the "hardware" of housing, outmoded building codes raise costs and make it impossible to market new and improved products over large areas. To overcome such obstacles, Finger reported, Operation Breakthrough is attempting to establish a national testing and code system that would rate units on the basis of performance.

Indicative of the potential of success of even just this positive, or "carrot" approach, the HUD spokesman said, is the fact that as of Nov. 1, Operation Breakthrough had received 218 proposals from 138 communities for "prototype sites" to be developed with HUD technological and financial resources. To qualify, sites had to have flexibility in zoning

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Participants Outline Variety Of Challenges to Exclusion

The conference on housing for the 70s, cosponsored by NCDH and the New Jersey Builders Association (NJBA), Nov. 6, in Somerville, N. J., focused on "The Impact of Exclusionary Land-Use and Building Controls."

More than 160 persons attended the conference, characterized by Jack E. Wood, Jr., NCDH executive co-director, as "a dramatic coming together" of builders and the nation's only civil rights organization working exclusively in the field of housing in a joint effort "to make a man's right to live where he wants to live a reality.

"Although all racial discrimination in housing has been declared unconstitutional by the Supreme Court," Wood said, "suburban power to block residency by low- and moderate-income families effectively bars for most minority families exercise of their legally guaranteed right to an open housing choice. Further, this power means the nation cannot meet its stated goal and essential need for majority and minority: the construction of 2.6 million homes a year for the next 10 years.

"Land costs and relocation demands make a housing and urban development strategy that is centered in the core city alone irrational and ultimately self-defeating," he emphasized.

For these reasons, "NCDH is engaged in a major nationwide assault on exclusionary local zoning and related land-use and construction controls."

This is the first of a projected series of regional and national conferences which NCDH will sponsor.

Building Impeded

Speaking for the builders, NJBA President Sam Herzog said: "The building industry is eager to supply the housing needs of the poor and the black; it recognizes that it is good business; but it finds itself unable to do so because of local zoning impediments." Exclusionary land-use policies in New Jersey are so severe, he reported, that in garden apartment construction 80 percent of new units are limited to one-bedroom, with the remainder allocated to two-bedroom apartments.

"If we are to implement our resolve to eliminate inadequate housing as a root cause of disunity and unrest," he said, "we must remove the long-standing obstacle of exclusionary zoning. . . . The full strength, experience, and resourcefulness of the home-building industry must be unshackled by appropriate land-use revisions." ◈

Parley Part of Total NCDH Assault on Land-Use Bias

The NCDH-NJBA conference was one additional phase of the continuing NCDH assault on exclusionary zoning and land-use and construction codes (TRENDS, *June-July 1969*).

Planners, legal scholars, government officials, and others whose counsel is essential to development of the most effective, nationwide strategy are being consulted regularly by NCDH. The New Jersey conference was an outgrowth of one such session of experts from many areas held at NCDH headquarters in May.

NCDH is currently engaged in three key court challenges to exclusionary zoning. Federal court cases have developed in Lawton, Okla., and Union City, Calif., while a Montclair, N. J., zoning action has given rise to a state court challenge (TRENDS, *May, June-July, Nov.-Dec. 1969*).

NCDH is also engaged in foundation- and government-funded studies in the San Francisco and tri-state New York metropolitan areas in which land-use controls are a major subject of inquiry. The NCDH Department of Field Services and Planning is focusing on land-use policies in its consultations in local communities. (These developments have been covered regularly in TRENDS.) ◈

Court Tests Weighed

US, State Court Strategy Assessed By Legal Experts

"Zoning regulation has been utilized to build walls of economic and racial segregation," said Stewart M. Hutt in his opening statement for the conference workshop on constitutional and legal issues in land use. Hutt is NJBA counsel.

According to a background paper prepared for the workshop, it is now the established pattern for local communities throughout the country to limit large areas of land for the exclusive construction of single-family detached homes, to specify minimum sizes for lots, to require minimum space per occupant, minimum setbacks and minimum vacant land in residential areas, and to impose a host of other requirements designed to increase construction costs and limit residential densities.

Zoning regulations in New Jersey, Hutt explained, are currently so restrictive that some categories of housing have been dropped altogether: no mobile homes are allowed; some communities won't permit apartment buildings; and there is one proposal to stop all residential building in one township.

"The concept of home rule has led to fragmentation and instability in the housing market," said Hutt. "Builders can't make large commitments knowing that at any moment and in any locality the ground rules can be changed.

"A way has to be found," said Hutt, "to get away from the home rule concept and develop a centralized machinery for making land-use decisions."

In workshop discussion, participants first considered the difficulties of proving discrimination in the traditional legal sense in cases of restrictive zoning. In many cases the motive may not be racial discrimination, but the effect, nevertheless, is to bar minorities from certain desirable areas. Evidence must show a "pattern of discrimination" which denies housing to a minority group, forcing them to reside in substandard housing. A large number of "sound" cases, with an unimpeachable factual basis, are needed to establish a "pattern."

Discussion also turned on the need to get the courts to extend the concept of the general welfare (upon which zoning regulation is based) beyond the arbitrary limits of local governmental units and to consider social needs on a regional scale. Under a sufficiently broad and enlightened concept of the general welfare it should be possible to show, it was argued, that multi-acre zoning in an exclusive suburb discriminates against the residents of the inner-city ghetto and is contrary to the general welfare of a total metropolitan area, including its poor and minority group citizens. ◈

Land-Use Policies Suggested by Panels:

- Quantification of national housing goals on state, municipal, and county levels, including quantification of low- and moderate-income housing goals.
- A unified state building code that would enable the construction industry to take advantage of more effective and cheaper building methods.
- Tax reform to eliminate gross inequalities in property taxes that frequently exist in neighboring communities.
- Tax reform to provide local communities with revenue sources other than local property taxes.
- State administrative appeal procedures for review of local building and zoning laws.
- State agencies, modeled on the New York State Urban Development Corp., with power of eminent domain to acquire aggregations of land needed for the construction of low- and moderate-income housing.
- Extension of the current NCDH litigation program to include joint efforts by NJBA and NCDH. Suits would seek a broadening of the concept of general welfare from maintenance of the status quo to recognition of regional considerations and of the rights and needs of lower-income and black, Mexican-American, and other minority citizens. Litigation would also be aimed at establishing that exclusionary zoning by localities discriminates unconstitutionally against citizens outside those localities.
- Building of a broad-based coalition that would involve all community power groups (government and industry leaders, members of chambers of commerce, labor, civil rights, church, and other leaders) and development of active citizen participation (including minority citizens) in building and zoning decisions.
- Full use of the leverage of federal and state governments to prevent localities using zoning for exclusionary purposes. Specific suggestions included the withholding of highway funds and sewerage and water grants from recalcitrant communities and the US Department of Housing and Urban Development making flexibility in zoning and codes a prime requirement in awarding urban renewal and model cities grants. ◈

Code Limits Burden All

Exclusion Affects All Income Groups, City and Suburb

"Discriminatory codes in building and zoning affect not only the poor, the black, and those confined to ghettos," said Leon N. Weiner, a New Jersey builder and chairman of the conference workshop on impediments of restrictive laws and codes to development of housing and needed technology. "They affect the young and the old; families of low, moderate, and — increasingly — middle income; and they affect all areas, from the central city to the suburban fringe." Weiner is past president of the National Assn. of Home Builders.

Needs Acute

Housing needs are acute on all income levels, and those needs are not being met. In the first year since passage of the 1968 federal housing act, the nation has fallen 50 percent behind on its stated goal of 2.6 million starts a year.

"Every town and city must answer the question of where the growing population will go," said Weiner. Asserting that financing is presently the number one impediment to building an adequate housing supply, he went on to say: "Even if the problems of mortgage money and rates were solved, the building industry in New Jersey would still be unable to meet the needs of the state, which requires more than doubling its production, under present zoning and building controls." His solution? "Burn all codes and start from scratch!"

As for the appropriate level on which to legislate new codes, Weiner warned against viewing metropolitanism as a panacea for all ills and was particularly apprehensive that some advocates of metropolitan government might use it as a means to curb the political power base that minority groups had built up in urban centers. His view is that the state offers the first level for a rational approach, since local problems would then be considered by agencies far enough away to gain an objective perspective, unprejudiced by local concerns.

Coalition Asked

Weiner also advocated spelling out national housing goals on state, municipal, and county levels. "Failure to do so," he said, "is failure to follow the logic of national goals to the grass roots."

He also recommended taking a good look at the relationship of public policy and private enterprise. Builders are not benefactors; they are in business to make money. They will build housing for the poor if they can earn profits in the process, but present zoning and building codes raise construction costs and make it impossible to do so. Such policy conforms neither to public nor private interest, Weiner noted.

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TRENDS IN HOUSING published monthly by
NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC.
1865 Broadway • New York, N.Y. 10023 • Telephone: (212) 265-2780

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Founded in 1950, the National Committee is a non-profit public interest organization working to achieve a slum-free, ghetto-free America in which every family secures a decent home in an open housing market with maximum freedom of choice. Program activities include consultation and technical assistance, direct field services, research demonstration projects for developing new approaches and techniques, conferences, fact-finding and publication, including the preparation, interpretation and distribution of accurate and current information in the housing/civil rights field. The program is carried out in cooperation with 51 national civil rights, religious, labor and civic organizations.

A subscription to TRENDS IN HOUSING *is $3 a year.* (46)

Industry Role Analyzed

Irreversible Move Of Jobs Is Cited By IBM Official

"Industry is irreversibly moving away from the cities to a ring five to fifty miles outside the urban centers," said George E. Carter, chairman of the workshop on employment location and housing choice. Carter is assistant to the president, Systems Manufacturing Division, IBM.

Citing a recent experiment by the International Business Machines Corp. in locating a plant in a core city section, he said: "Although the plant was successful as an operating unit, it was not successful in terms of leading other industry into the ghetto."

That being the case, he urged that employers become sensitive to the interrelationships between jobs and housing in suburban areas.

Self Interest Cited

"It is in the *self-interest* of employers to consider the housing needs of their employees, particularly the housing needs of their minority employees, when moving a plant to a suburban location," Carter said.

When employers do think about providing suburban employment for members of minority groups, they usually think in terms of low-skilled jobs, Carter pointed out. But given the shortage of technically educated personnel, it is in their own self-interest to try to provide minority employment (and therefore minority housing) throughout the industrial hierarchy.

Some industries have been willing to do this. "A black engineer or mathematician," said Carter, "is the hottest item on the labor market. Companies individually hand-tailor housing programs for their black engineers, and this can be extended to other job categories."

Workshop discussion centered on how industry, in considering suburban plant location, could exert pressure on communities whose exclusionary zoning and other restrictive practices would create housing problems for plant employees.

"New Jersey is losing industry due to the tight housing market," a realty group leader said. Communities are eager to get the ratables and the employment and subsequent prosperity that go with the establishment of a new plant or office, and therefore industry can demand that its employee housing needs be met before agreeing to move into an area, participants emphasized. Because of its economic power, industry can also effectively confront state government.

Employers could advise those of their employees who are discriminated against in securing housing and support such employees in making and pursuing complaints before state agencies and in the courts. Labor unions, too, must take a major role in assisting the worker in terms of his housing needs.

Industry could also undertake, it was suggested, to provide local builders and realtors with information on employees' housing needs before relocating, and could get more directly into the housing field by making loans to builders who agree to construct suitable housing, underwriting mortgage loans to employees, or buying multi-family housing units and subletting apartments to their employees. ◈

Zoning Limits Supply

Financing, Taxes Compound Crisis, NJ Official Notes

Exclusionary zoning against lower-income groups was cited by Ralph I. Brown, chairman of the workshop on taxation and housing finance, as a major impediment to building sufficient housing.

Speaking specifically of New Jersey's 80-20 requirement (80 percent one-bedroom, 20 percent two-bedroom, for new apartment units), which effectively bars the construction of housing for large, poor families, many of whom are Negroes and members of other minority groups, he went on to say: "The Supreme Court has long since struck down discrimination for racial and ethnic reasons, but discrimination based solely on economic status remains untouched at the base of many municipal zoning regulations."

Brown, who is project director of the New Jersey Housing Finance Agency (NJHFA), went on to describe the operations of his agency, which he characterized as "an excellent tool for financing the construction of multi-family housing for low- and moderate-income groups.

NJHFA acquires monies through issuance of tax-free revenue bonds and then makes long-term mortgage loans to nonprofit and limited dividend housing sponsors at low interest rates.

Rising interest rates mean that units which, in 1967, could be rented at $30 per room for low rise and $40 per room for high

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WEINER . . .

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Finally, Weiner urged the development of a broad-based citizens' coalition that would participate actively in zoning decisions on the local level. "Hearings" he said, "that are supposed to get a broad input from community people rarely have an adequate representation of low-income, church, labor, or liberal groups." In addition to direct citizen participation, consideration should be given to a state appeals procedure, such as adopted by Massachusetts.

Participants discussed a New Jersey proposal to establish state administrative review of local planning decisions. Localities that adopt local regulations in accord with guidelines set by the state would be exempted from the review. Racial and ethnic discrimination, but not economic discrimination, in zoning would be prohibited. Referenda zoning would also be prohibited. However, local hearings would be permitted. One participant pointed out that without state-set guidelines, Bergen County, with 71 municipalities, presently has 71 different planning procedures. The New Jersey Builders Association has not yet taken an official position on the state proposal.

There was general agreement that a uniform state building code, mandatory for local communities, should be adopted.

In addition to their multiplicity, building codes, it was emphasized, have not kept pace with developments in technology that could speed up production, reduce costs, and improve the materials used. A single state code, administered by a qualified staff, could be kept current with developing technology. ◈

Martin Bough/Fundamental Photographs

IBM OFFICIAL *George E. Carter presides at conference workshop on employment location and housing choice, attended by employers, builders, realtors, government and civil rights leaders.*

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FINANCING . . .

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rise must now rent at $48 and $58. To keep these units within the range of the low- and moderate-income families for which they were intended, NJHFA needs, and is presently getting, full federal funding on housing assistance subsidies and rent supplements. "It's essential that federal funding be kept at top levels, or the whole purpose of providing housing for the poor will be frustrated," Brown said.

Interest Rise

Over the past two years, he added, mortgage interest rates on the conventional money market have risen from about 6 percent to 8¼ percent. This increase has eliminated from the single-family-home market about 210,000 moderate-income families who would have qualified for Federal Housing Administration (FHA) mortgage insurance under the old rate.

Cited also was another obstacle to getting housing built where it's needed: home rule in fixing property taxes. Municipalities with low tax rates want to keep them that way, and often zone most stringently against low-income housing, which would mean an increase in the tax burden of residents.

Rising land and construction costs and soaring interest rates have meant that NJHFA has had to ask tax abatements from every community into which it has gone, Brown told the group. Local communities are understandably reluctant to bear the entire costs of tax abatement.

Workshop participants agreed that statewide tax reform was needed to remove tax disparities and to share the costs of needed tax abatements.

In addition to tax disparities and exclusionary zoning, home rule creates other obstacles to the effective operation of NJHFA, Brown stated. Before the agency can go into a community, a "resolution of need" (for moderate-income housing) is required. About 50 municipalities have passed such resolutions, but the affluent, suburban communities have not. "In many cases," the state official said, "municipal officials would welcome NJHFA or federal housing programs, but have problems with their constituents. Elimination of the need for action on the municipal level would 'get them off the hook'."

A New Jersey agency like the New York State Urban Development Corporation, with power of eminent domain to acquire land for low- and moderate-income housing was suggested. ◈

Continuing Coalition Proposed

A continuing, working coalition was suggested to the NCDH-NJBA conference as a key mechanism to meet the nation's increasingly urgent housing crisis.

"Family starts are up, housing starts are down, and we have fallen 50 percent behind on the quantitative national goals set by the 1968 federal housing act," stated Ernest Erber, NCDH research director.

Older suburbs as well as central cities, he said, are becoming impacted with poverty, and the housing crisis is no longer just a poor people's problem. Many municipalities cannot house their teachers and other professional workers within their boundaries because of exclusionary zoning and related codes that catapulted construction costs.

Erber reminded conferees that national crises in the past have led to periods of reform, "and that's what must happen in the present crisis."

Erber's sentiments were echoed by James H. Blair, director of the N. J. Division on Civil Rights, who in his closing comments characterized the conference as an "initial effort" to be followed by the creation of an "active coalition" that would educate the public and federal, state, and local officials as to the extent and effects of exclusionary zoning and restrictive codes and work for their abolition or reform. ◈

FINGER . . .

Continued from page 1

and building codes and had to be currently available for development. Although only eight sites are to be selected as prototypes, Finger said that HUD would try to package housing systems for all the sites and "turn them all into winners."

Equal Subsidies

Finally, Finger took up the issue of federal housing subsidies. "Inflation means that no low-cost housing can be built without subsidies," he said, "and to some segments of society that seems somehow wrong and un-American. But affluent families must recognize that they've been pretty heavily subsidized over a long period of time.

"The federal government foregoes $3 billion annually on itemized tax deductions for real estate taxes, interest on mortgages, etc. Another $100 million annually is lost to the federal coffers in deductions for home improvement loans. That's in addition to state income tax benefits received by those rich enough to own real property and to the federal and state funds that have already gone into 'subsidizing' the highways, schools, hospitals, and water and sewerage systems that have led to the tremendous increase in the value of suburban property.

"The entire cost of proposed low-income rent and housing subsidies," he continued, "is less than $2 billion annually. There's nothing wrong or un-American about subsidies. We've had them all along. But let's equalize subsidies. Let's subsidize the poor as well as the rich." ◈

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VOLUME XIV, NUMBER 2 MARCH-APRIL 1970 $3 A YEAR

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Rights Leaders Warn on Policy

NCDH Pres. Carter Joins in Challenge To 'Benign Neglect'

Robert L. Carter, NCDH *president, joined other civil rights leaders in issuing the following statement commenting on a memorandum to President Nixon from Daniel Patrick Moynihan:*

Daniel Patrick Moynihan's call for "benign neglect" of the plight of black Americans is a flagrant and shameful political document.

But its real tragedy is that it is symptomatic of a calculated, aggressive and systematic effort in the present national Administration to wipe out all the civil rights gains made in the 1950's and 1960's.

Malignant Neglect

While Mr. Moynihan talks of benign neglect what the black man has actually been suffering from in the last year or so is malignant neglect. This has the effect of strengthening the boast of black and white extremists that our own government does not intend to try to solve the race problem. This attitude is rapidly building up social dynamite in America's black ghettos.

The President of the United States has pledged to unite the American people, "to bring us together again." Yet Mr. Moynihan's memorandum will be interpreted as a deliberate effort to set blacks against other minority groups, thereby weakening the drive toward equality for all groups.

To say that greater attention should be given to other ethnic groups and less to Negroes is, incredibly, to miss the point of life in a democratic society. We insist that equal attention be given to all of them since they are all afflicted with the common problems of poverty or discrimination or both.

It is a travesty on the truth for anyone to claim, as Mr. Moynihan claims, that America's Negro population has achieved "enormous gains" and made extraordinary progress" in the last two decades. These gains have been significant, but they have not been monumental. Nor have they brought equality to black people.

It is clear to all who wish to see that millions of blacks still live in housing unfit for human habitation, that millions of black children still suffer the agony of inferior schools, that uncounted numbers of black children still go to bed hungry every night. It is still shockingly true that the unemployment rate among blacks is still twice as high as it is for whites and that the rate is even higher among black youth.

But we will not dwell forever on misleading statistics and statements by the President's counselor on urban affairs, for it will only

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Court Opens Way on Zoning

Ruling Basis for Attack On Bars to Poor, Minorities

A Federal appellate court has for the first time provided a precedent which opens the way to ruling unconstitutional local zoning laws which in effect bar decent integrated housing for poor citizens.

The zoning power may not be used to exclude the poor from decent housing in a local community or to force them to leave the community according to a March 16 ruling in San Francisco by the US Court of Appeals for the Ninth Circuit in SASSO (Southern Alameda Spanish Speaking Organization) *v.* Union City, California (TRENDS, *June-July 1969 and following).*

NCDH attorneys who represented SASSO termed the court's action significant as the basis for a nationwide attack on racially and economically exclusionary zoning.

The NCDH appeal sought to void a July, 1969, Union City referendum in which voters rejected a rezoning ordinance permitting SASSO's construction of federally subsidized housing for low- and moderate-income families.

Citing the NCDH attorneys' contention that the effect of the referendum was to deny decent housing in an integrated environment to low-income residents of Union City, the court said, "If apart from voter motive, the result of this zoning by referendum is discriminatory in this fashion, in our view a substantial constitutional question is presented.

> NCDH *attorneys won a key victory in their continuing challenge to exclusionary land-use controls when a N.J. state court on March 30 ruled a Montclair, N.J., zoning ordinance amendment illegal because it imposed a minimum construction cost.*

"Surely, if the environmental benefits of land use planning are to be enjoyed by a city and the quality of life of its residents is accordingly to be improved, the poor cannot be excluded from enjoyment of the benefits. Given the recognized importance of equal opportunities in housing, it may well be, as matter of law, that it is the responsibility of a city and its planning officials to see that the city's plan as initiated or as it develops accommodates the needs of its low-income families, who

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Nixon Issues Site Order

Affirmative Action Asked by USCCR Not Included

President Nixon Feb. 28 issued an executive order setting policy for federal agencies' selection of sites for new facilities. The action came just one week after the US Commission on Civil Rights (CRC) made sweeping recommendations for insuring equal opportunity in federal site selection.

However, the White House order refers only to "consideration for . . . the need for development and redevelopment of areas and the development of new communities, and the impact a selection will have on improving social and economic conditions in the area"; it does not specifically mention "minorities," "equal opportunity," "racial or economic separation" or any of the other considerations set forth in the CRC recommendations.

The General Services Administrator (GSA) and heads of Federal agencies are, under the new order, to be "guided" by a number of policies, one of which states: "The availability of adequate low and moderate income housing, adequate access from other areas of the urban center, and adequacy of parking will be considered." Regional comprehensive planning agencies are to be consulted in planning new developments, which are to be "to the greatest extent practicable, consistent with State, regional, and local plans. . . ."

(In another Federal policy development, Secretary of Transportation John A. Volpe has ordered a delay in all federally-financed transport project unless "adequate replacement housing has already been built or provided for." Volpe said the order covers not only highways, but subways, airports, and railroads.)

The Commission in its Feb. 19 report had recommended a Presidential executive order which would have the following goals:

- To expand housing opportunities for lower-income and minority group families outside areas of existing poverty and minority group concentration;
- To facilitate employment opportunities for lower-income and minority group employees;
- To promote the balanced economic development of central

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Housing Costs Analyzed:

'Land, Money Rises Blunt On-Site Cuts'

Quoting figures of the US Bureau of Labor Statistics and the National Association of Home Builders, Nathaniel Goldfinger, director of the AFL-CIO Department of Research, reports in the December, 1969, issue of *AFL-CIO American Federalist,* that between 1949 and 1969 on-site labor costs fell sharply from 33 percent to 18 percent of the cost of a single-family home, "indicating a considerable shift to pre-fab factory operations and a rise in on-site productivity, as well as sharp increases in other costs."

The cost of materials remained relatively stable (36 percent in 1949, 38 percent in 1969), as did the cost of overhead and profit (1949, 15 percent; 1969, 13).

"Although national attention has been focused on an effort to cut the costs of construction—material and labor costs," says Goldfinger, "the focus of attention is on only 56 percent of the price of a single family home—and on those costs which have been either sharply declining or relatively stable components of the price. There is little if any attention given to the sharply rising components of the price—land costs and financing costs, which, in combination, rose from 16 percent of the price of a home in 1949 to 31 percent in 1969."

Based on these figures, the on-site construction cost of a $20,000 house would be $3600. If this could be cut 20 percent through the use of pre-fab, the on-site cost would be $2880, which would bring the price down only to $19,280. "That's a saving," says Goldfinger, "but hardly a 'breakthrough.' "

Further, he maintains, the actual saving in monthly payments or rent is much smaller than even that small amount. According to the report of the Kaiser Committee: "All on-site labor costs represent such a small percentage of monthly rents that a general reduction of 20 percent for all workmen would mean only a reduction in rent from $100 a month to $98 in a typical unit."

"All this adds up to some very clear facts," says Goldfinger. "The major part of housing costs to the renter or homeowner is interest charges—the price of borrowed money to the developer, builder, landlord, and homeowner. The on-site labor cost accounts for only a small part of the price of the property and a much smaller portion of monthly occupancy costs to the owner.

"Unless land and financing costs are curbed or reduced, it is unlikely that America can soon achieve the expanding volume of residential construction the country needs and which, in itself, would produce some cost saving." ◈

SASSO . . .

Continued from page 1

usually—if not always—are members of minority groups. It may be, as matter of fact, that Union City's plan, as it emerged from the referendum, fails in this respect. These issues remain to be resolved."

The court makes it clear, NCDH lawyers said, that the constitutionality of zoning actions must turn not on the motive of the drafters of a zoning ordinance or the motive of the voters in a zoning referendum but on the effect of such action on poor residents, who most often are also minority group members. They noted also that the opinion means that the holding of a referendum by a local jurisdiction on a zoning issue will not prevent constitutional review of the zoning action itself.

The appellate court affirmed on procedural grounds the district court ruling denying the preliminary injunction and three-judge court sought by SASSO. NCDH attorneys intend to return to the lower court to seek implementation of the precedent stated; in tion of the precedent stated in the appellate court opinion.

The Union City opinion is the basis of the Legal Defense Fund's request to the US Supreme Court to reconsider its refusal to review a decision of the Sixth Federal Circuit permitting a Lansing, Mich., referendum on rezoning for lower-cost housing.

The national import of the Union City appeal was underscored by the New York City Planning Commission, the United Auto Workers International Union, the Mexican-American Legal Defense Fund, and the American Jewish Committee, and the American Jewish Congress which sought to support the appeal by filing of "friend of the court" briefs. ◈

SITES . . .

Continued from page 1

cities and suburban parts of metropolitan areas;

• To contribute to the elimination of racial and economic separation.

The commissioners also recommended that the order direct the GSA and other agencies to apply several standards forsites.

• Demonstration by the host community of sufficient lower-income housing supply for present and potential employees.

(Communities could be considered to have satisfied this standard if they have adopted a "workable program" or resolution of approval for location in the community of federally subsidized lower-income housing; the community maintains land-use and related rules which facilitate lower-income housing construction; or appropriately "mature" plans exist for lower-income housing.

• The community being considered would demonstrate existence or creation within reasonable future time of conditions facilitating minority residence.

(This standard could be satisfied by existence of an enforceable fair housing law; affirmative marketing policies adopted by housing and home finance industries; steps by government agencies and civic groups to insure full participation by minorities in all communities activities and facilities.)

• US Department of Housing and Urban Development review of planned installations for satisfaction of these standards.

• Development by all agencies which have facilities in communities which do not now satisfy these standards of affirmative action plans to promote achievement of executive order goals.

• Provision of lower-income housing by the agency involved if site must be selected in below-standard community.

• Establishment of a fair housing office in all federal agencies to provide specific assistance to lower-income employees.

• Exploration of authority of agencies to provide transport for lower-income employees to outlying job sites.

The CRC recommendations follow its finding that in site selection for federal facilities, the government "has failed to act" to promote "principles of equal housing and employment opportunity" which are US policy cornerstones. The Commission also concluded that the federal government had failed "even fully to recognize the effect its decisions have on their achievement."

Summarizing the problems encountered by federal employees in finding lower-income and open housing near federal installations, the Commission reported:

"In the move of the National Bureau of Standards from the District of Columbia to Gaithersburg, Md., the number of Negro employees has declined substantially over the four years since the move took place.

"In the case of the Manned Spacecraft Center, located in an area outside Houston, Tex., Negroes, who accounted for nearly 20 percent of the metropolitan population, represented only three percent of the federal employees at the Center. The overwhelming majority was in low-paying jobs.

"Inadequate income and racial discrimination are the factors principally responsible for the hardships minority group members encounter in their efforts to live in close proximity to suburban federal installations. . . ." ◈

TRENDS IN HOUSING published by
NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC.
1865 Broadway • New York, N. Y. 10023 • Telephone: (212) 265-2780

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Founded in 1950, the National Committee is a non-profit public interest organization working to achieve a slum-free, ghetto-free America in which every family secures a decent home in an open housing market with maximum freedom of choice. Program activities include consultation and technical assistance, direct field services, research, demonstration projects for developing new approaches and techniques, conferences, fact-finding and publication, including the preparation, interpretation and distribution of accurate and current information in the housing/civil rights field. The program is carried out in cooperation with 47 national civil rights, religious, labor and civic organizations.

A subscription to TRENDS IN HOUSING *is $3 a year.*

League's Lease Action

After three years of effort, the League of Women Voters of Springfield, Ill., succeeded in getting the City Council to remove from its leases for the rental of lakeshore property a clause requiring that neighbors must give their express consent to any new buyer.

The League maintained that since no Negro families lived in the area, the clause could easily be, and indeed might have been, used for racial discrimination.

At the League's urging, the Council also voted to delete the requirement that lesees be "persons of good reputation and character" on grounds that this, too, could be used for exclusionary purposes. ◈

Court Adopts Order

The New Jersey Division on Civil Rights, in a housing discrimination case, convinced the Superior Court to make a consent order obtained by the division an order of the court. "This is the first time this procedure has been used," said director James H. Blair, "and it established an important precedent in the administration of the law against discrimination." ◈

State Process Upheld

The New York State Division of Human Rights procedure of ordering a landlord who has been found to have discriminated against minority group tenants to set aside his waiting list and report all future vacancies and new rentals for a one- or two-year period has been upheld in a unanimous decision by the Appellate Division of the State Supreme Court. Although this procedure is now being used frequently by the division, it has never before been tested in the courts. ◈

Calif. Business Drive

Midpeninsula Citizens for Fair Housing has initiated a program to involve local industries in fighting housing discrimination against their minority employees. Varian Associates, Hewlett-Packard, and Syntex have already agreed to cooperate.

John Rutherford, the group's president, envisions a $31,000 annual program with 40 subscribing firms. As he puts it: "One phone call from a corporate executive means more to a real estate broker or developer than thousands of calls from victims of discrimination." ◈

Open City 'Vigil'

A staff member of New York Urban League's Operation Open City joined a mother of ten in a 36-hour vigil in the offices of the New York City Housing Authority to secure a stay of her eviction notice and decent housing for herself and her family. Their efforts were successful. ◈

'Open' Broker Grows...

Fair Housing Inc. (FHI), a staff-integrated "real estate business with social goals" that operates on the basis of total non-discrimination in the Greater Cleveland area, is growing and last year showed a profit for the first time in its six years of existence.

In 1969 FHI sold almost one and three-quarter million dollars worth of property—$1,027,600 to blacks and $708,350 to whites. Of 63 houses sold—41 to blacks and 22 to whites—28 were significant in increasing the goal of integrated housing. Fifteen Negro clients purchased in previously unavailable areas, and several agents left all-black or all-white firms to join FHI.

Although FHI enjoys the cooperation of many white brokers, its executive vice president, Stuart E. Wallace, has been refused membership three times on the Cleveland Real Estate Board. ◈

...But Bias Persists

Gerda Freedheim, who joined FHI last year, is also a member of the housing committee of Heights Citizens for Human Rights Inc. In the CHR January *Newsletter*, she gave an insider's view of local real estate practices.

She reports that one exclusive multiple listing service, which usually sends out printed memoranda of its rules, verbally instructed its members: "Do not show the exclusives of other multiple listing brokers to Negroes; Do not show Negroes your listing book; You need only show a Negro the house he specifically asks about."

She also reports that some brokers cooperating with FHI are funneling their black clients to already integrated neighborhoods and, with rare exceptions, will not let FHI show black clients houses in white neighborhoods. With a rapidly expanding black middle class, she says, it's easy to see that unless more white neighborhoods are opened up soon there won't be any more integrated communities.

Because of fair housing laws, Mrs. Freedheim reports, brokers are becoming more subtle in their manipulation of blacks. A South Euclid broker who was "charming" to his Negro client told him that while he would be safe since he would be at work all day, his wife and children might not since "it is an Italian neighborhood and you know how they are." ◈

NCDH

LOCAL ACTION FOR OPEN HOUSING

'Open' Moves Doubled

The Fair Housing Foundation of Long Beach, Calif., reports a total of 319 minority families assisted in moving into non-ghetto residental areas in the five years of its operation. More important, perhaps: 144 families were aided in 1969, double the total for 1968 and triple the combined totals for the previous three years.

Recent activities of the Foundation include compilation of a list of "Realtors and Brokers Who Are Good Guys" and distribution, through local churches and temples, of "Freedom of Residence Commitment Cards." So far, about 100 of these pledge cards have been signed and returned to the Foundation. ◈

Club Device Overruled

The Kansas Commission on Civil Rights ruled in the case of a mobile home park that a club arrangement cannot be used as a device for evading the state law against discrimination in housing. The US Supreme Court ruled that the club device could not be so used in the *Lake Nixon* case, but involved a place which was clearly one of public accommodation. ◈

Cost Rise Cited

A housing study conducted by the League of Women Voters of Greenwich, Conn., shows that the current crisis in housing costs is affecting the middle class, as well as poorer Americans. $47,000 was the average cost of a single-family home built in 1968-69, an increase of $10,000 over the previous year. The lowest-cost house was in the $12-15,000 range (one); lot and landscaping were extra. The newspaper real estate section reveals that most houses rent for over $300 per month; few houses can be bought for under $40,000, and most are much higher, said the report. ◈

Officers Reelected; Board Member Named

The NCDH Board of Directors has reelected President Robert L. Carter, New York attorney and authority on constitutional law, and Chairman of the Board D. John Heyman, president of the New York Foundation. Also reelected by the Board's recently meeting were Dr. Frank S. Horne, chairman, executive committee, and William H. Oliver, vice chairman, together with Alex Fuller, secretary; Arthur D. Wright, treasurer; and Warren T. Lindquist, Vernon E. Jordan, Edwin C. Berry, Richard E. Young, and Nathaniel S. Colley, regional vice presidents; and Sol Rabkin, general counsel.

Leon Weiner

Leon N. Weiner, Wilmington, Del., builder and developer, was named a new member of the NCDH Board. Weiner, one of the incorporators of the National Housing Partnership, has been president of the National Assn. of Home Builders (NAHB) and a member of the President's (Kaiser) Committee on Urban Housing. He was the first chairman of the Land-Use Research Committee, a cooperative project of NAHB and the Urban Land Institute. ◈

Market Change Sought

Chicago Council Outlines Program For Legal Action

Chicago's Leadership Council for Metropolitan Open Communities has announced an intensified legal action program to turn the metropolitan area's real estate market to equal opportunity in housing.

The objective: "to change attitude and practices in the real estate industry so that black people can obtain housing for themselves."

The Council, as stated in its monthly *Reports,* "is out to open up the market through the most effective way possible and, for the coming year, that way is through the courts. Once the market is opened up, numbers of families placed will surely increase."

The open market effort is backed by substantial successful experience in more than 30 cases brought under the 1866 and 1968 civil rights laws in recent months; an expanding legal staff; and an increased contract commitment from the US Department of Housing and Urban Development.

The Chicago agency has up to now relied on 40 lawyers whose services were made available through their firms, with the cooperation of Chicago Bar Assn.'s urban affairs committee.

A commitment from twice that number of lawyers is to be sought, while the Council also moves to develop its own legal staff.

Newly named as project director and general attorney is F. Willis Caruso, who will be joined by two full-time staff attorneys and a VISTA volunteer who is a law graduate. Specialists in community relations, public education, and compliance will be added.

Evaluation of the program will be subcontracted to the University of Chicago's Center for Urban Studies.

As *Reports* summed it up: "Legal activities will go far beyond aiding individual black families. . . . Emphasis is on correcting the market in ways that will produce the most results for the largest number of people. ◈

Mass. Damage Ruling

Massachusetts's highest court, the Supreme Judicial Court, has upheld an award of damages to a housing discrimination case victim which included an award of $250 for humilitation and mental suffering.

The court upheld an award of $844 by the Massachusetts Commission Against Discrimination which had found that a Worcester landlord had refused to rent to a 34-year-old Negro because of his race. It was the first successful test of such an award by MCAD before the state high court. ◈

Calif. School Ruling

A California state court in mid-February ordered the Los Angeles school system to present a plan for integration of all its schools by June 1, and found that the system guilty of *de jure* segregation for failure to take affirmative steps to overcome racial imbalance. ◈

Court Orders Positive Steps

Recreation Community To Seek Black Buyers

Affirmative action to attract black buyers and employees has been required of a Virginia recreational community under a consent order entered in Federal District Court in Richmond.

Further, the community's parent corporation, American Realty Service Corp., is required to instruct all its subsidiaries throughout the nation that it has a policy of nondiscrimination in housing and employment. The corporation must also require its subsidiaries to solicit Negro lot purchasers in the same manner as whites are solicited. Both the parent corporation and the Virginia development are required to report periodically to the court on progress in achieving desegregation.

The Department of Justice had filed a suit charging the developers of Lake Caroline, Ladysmith, Va., with housing and employment discrimination in violation of the 1964 and 1968 civil rights acts.

Require Reports

The court order not only enjoins the developers from racial discrimination in housing and employment but requires that 30 percent of solicitation efforts for sale of some 700 remaining lots be directed at black potential buyers.

Further, Lake Caroline, Inc., is instructed to recruit Negroes for all job levels; assign, promote, and transfer employees without regard to race; and advertise the remaining lots for sale in Negro market publications, with Negro as well as white persons shown using the facilities in most graphics accompanying ads. ◈

LEADERS . . .

Continued from page 1

divert us from our real work of achieving full equality for all Americans. We are equally certain that efforts to divide minority groups in this country will fail, because these groups are moving toward greater unity than ever.

This is their unswerving mission as they face hostile attempts to turn back the clock on human rights. The gains that minority groups have made in this country were not won by benign neglect, but by courageous and aggressive action. We pledge that our efforts will continue until the last vestiges of prejudice, discrimination and segregation are wiped out. We urge all decent Americans to join us in this historic task.

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MARCH-APRIL /1970

NCDH | *TRENDS* IN HOUSING

National Committee Against Discrimination in Housing, Inc.
1865 Broadway
New York, N. Y. 10023
Return Requested

To Files

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC.

NCDH

1865 Broadway
New York, N. Y. 10023
(212) 265-2780

20th August, 1970

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(415) 771-8490

Mr. Moreland J. Smith
Southern Regional Council, Inc.
5 Forsyth Street
Atlanta, Georgia 30303

Dear Moreland:

In January John Heyman wrote as Chairman of the NCDH's Board requesting basic dues from National Cooperating Organizations, as required by the NCDH Constitution.

NCDH is now facing a difficult financial period. We are asking each board member who represents a national organization to help in this emergency situation by securing dues payments from his agency. The Southern Regional Council, Inc. is in arrears for total dues of $200.00 for 1970.

Will you arrange for this payment to be made to NCDH?

Sincerely,

Ed

Edward Rutledge
Executive Co-Director

Enc:

ER:MD:cp

Contributions to NCDH are tax deductible

TRIP

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC. (NCDH)
1865 Broadway, New York, N. Y. 10023
(212) 265-2780

Invoice No.

Customer's Order

Date January 12, 1970

SOLD TO
Southern Regional Council, Inc.
Paul Anthony, Executive Director
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

SHIPPED TO

DATE SHIPPED	SHIPPED VIA	TERMS	F.O.B.	SALESMAN

	1969 Annual Membership Dues — PD.		$ 200	00
	1970 Annual Membership Dues		200	00
	Contribution			
	TOTAL		$	

Last Payment:
May 7, 1968 - $200.00 dues

Please advise if your records do not conform with ours. Thank you.

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INVOICE

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING, INC.
1865 Broadway
New York, N. Y. 10023
(212) 265-2780

To: MGS

September 23, 1970

TO: NCDH Board of Directors

FROM: D. John Heyman, Chairman

SUBJECT: Board meeting, Thursday, October 29, 1970
Brotherhood-in-Action Building, 560 Seventh
Avenue (at 40th Street), Manhattan

The next regular meeting of the NCDH Board will be held on Thursday, October 29, in accordance with the schedule adopted at the annual meeting last January. We will convene promptly at 4:00 p.m., at the Brotherhood-in-Action Building, 560 Seventh Avenue (at 40th Street), Manhattan.

Included on the agenda will be reports and discussion of the re-negotiated San Francisco area HUD contract and recent appointment of staff to carry forward this important three-year demonstration project; the development and launching of a training institute program along the lines proposed over the past several years by Executive Committee Chairman Frank S. Horne; new developments in connection with NCDH's pioneering land-use litigation program; and urgent financial problems.

Please make a special effort to attend this important Board session, beginning at 4:00 p.m. A reply card is enclosed for your convenience.

DJH:F:eh

Enc.

NATIONAL COMMITTEE AGAINST DIS-
CRIMINATION IN HOUSING, INC.
1865 Broadway - 10th Floor
New York, N.Y. 10023
(212) 265-2780

1 - Horace
~~2 - Art~~
~~3 - Alex~~
File

January 19, 1971

TO: NCDH Board of Directors, Members of the Legal Committee and Other Interested Persons

FROM: Edward Rutledge and Jack E. Wood, Jr.
Executive Co-Directors

SUBJECT: SASSO VS. UNION CITY, CALIFORNIA ZONING CASE

You have been kept apprised by us through Trends in Housing and Board Meetings regarding the SASSO case, and we believe you will be interested in this most recent development as reported by Sol Rabkin, NCDH General Counsel and Richard F. Bellman, NCDH Staff Counsel, in the attached memorandum.

ER:JEW:BC

Encl. (1)

NATIONAL COMMITTEE AGAINST DIS[illegible]
CRIMINATION IN HOUSING, INC.
1865 Broadway - 10th Floor
New York, New York 10023
(212) 265-2780

MEMORANDUM January 12, 1971

TO : Messrs. Edward Rutledge & Jack Wood, Jr. Executive Co-Directors

FROM : Sol Rabkin, General Counsel and Richard F. Bellman, Staff [illegible] Counsel

SUBJECT: A recent development in the Union City case

We thought you would be interested in a recent development in the SASSO v. Union City zoning case which we believe is of importance to the entire exclusionary zoning litigation effort.

As you know, on January 4, 1971 we filed a notice of appeal in this case seeking a review of Judge Sweigert's refusal to rezone SASSO's parcel of land. On the same day we went before Judge Sweigert with a motion seeking leave to proceed in this appeal in forma pauperis under 28 U.S.C. 1915. Judge Sweigert granted this motion (ex parte), thus enabling us to avoid appeal costs. (The court reporter has estimated that the transcript of the trial in this case alone will cost $2500.)

It is clear that low income plaintiffs are entitled under the statute to proceed in a civil action appeal in forma pauperis, but the unique aspect of Judge Sweigert's action is that SASSO also was included in the order. We were unable to find any authority for allowing a non profit corporation to proceed in litigation in this fashion and Judge Sweigert's ruling represents some type of precedent.

In our papers we argued that SASSO, a non profit publicly funded, public service agency, has no funds with which to undertake litigation and was bringing this action in behalf of low income Mexican-Americans confronted with severe housing problems. We also contended that because of the complexity of this type of litigation, organizational support for the cause of equal housing opportunities, such as the type SASSO has provided in filing this case, was extremely important and that the Court should provide all possible encouragement and support to non-profit organizational litigants. This argument apparently was persuasive.

We are hopeful that others will be able to use Judge Sweigert's order to secure similar relief from the cost burdens in exclusionary zoning cases and that this ruling will open up the possibility of a far broader attack on restrictive zoning.

NATIONAL COMMITTEE AGAINST DIS-
CRIMINATION IN HOUSING, INC.
1865 Broadway - 10th Floor
New York, N.Y. 10023
(212) 265-2780

Inter-Office Memorandum

May 3, 1971

TO: Edward Rutledge and Jack E. Wood, Jr.
Executive Co-Directors

FROM: Richard F. Bellman, Staff Counsel

SUBJECT: THE IMPLICATIONS OF THE VALTIERRA DECISION

On April 26 the Supreme Court announced its decision in the case of James v. Valtierra. This decision has extremely important implications for legal challenges to suburban restrictive land-use practices and represents a major setback in the effort to create new housing opportunities outside central city ghettos for low-income and minority families. The purpose of this memorandum is to review the Valtierra ruling and to consider its possible consequences.

The issue before the Court in Valtierra was whether Article XXXIV of the California State Constitution violated the provisions of the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Article XXXIV prohibits the development, construction, or acquisition of a low-rent housing project by any state public body until such project shall have been approved at a special or general election by a majority of the voters of a city, town or county in which the proposed project is to be located. Thus the provision requires a referendum at the local level for any proposed public housing project in California. The Article does not apply, however, to other subsidized housing, such as Sections 236 and 235 developments.

A three-judge district court in California had ruled that Article XXXIV deprived low-income citizens of equal protection of the laws as it improperly subjected housing for these persons to the mandatory referendum requirement, while other types of federally-subsidized housing (or for that matter any other housing) did not face such an obstacle to construction. The district court concluded that singling out of public housing and imposing this burden on the poor could not be justified and enjoined enforcement of the provision. In reaching this decision, the Court stressed that most of the poor people in San Jose, where the case originated, were members of racial minority groups.

The Supreme Court in an opinion written by Justice Black reversed the district court ruling. Justice Black stated that Article XXXIV did not rest on "distinctions based on race" and that the provision "requires referendum approval for any low-rent public housing project, not only for projects which will be occupied by a racial minority." Black maintained that the evidential record before the court "would not support any claim that a law seemingly neutral on its face is, in fact, aimed at a racial minority." Emphasizing that California's history demonstrated continual use of referendums to provide the general public a voice in policy questions, Black concluded that, "Provisions for referendums demonstrate devotion to democracy, not to bias, discrimination, or prejudice."

Having found no racial discrimination involved in the matter, Justice Black then rejected the argument that a law which severely disadvantages poor persons with respect to a fundamental need such as housing, violates the Fourteenth Amendment in the absence of a compelling state interest in maintaining such a law. "/A/ law making procedure that disadvantages a particular group," Black stated, "does not always deny equal protection." It was sufficient that some rational basis existed for the challenged law to immunize it from an equal protection attack. With respect to Article XXXIV, Black found it to be not only a reasonable law, but an extremely important effort by the state to protect citizen participation in decisions on community development.

> The people of California have also decided by their own vote to require referendum approval of low rent public housing projects. This procedure ensures that all the people of a community will have a voice in a decision which may lead to large expenditures of local governmental funds for increased public services and to lower tax revenues. It gives them a voice in decisions that will affect the future development of their own community. This procedure for democratic decision-making does not violate the constitutional command that no State shall deny to any person "the equal protection of the laws."

Justices Marshall, Brennan and Blackmun dissented. In an opinion written by Justice Marshall, the dissenters argued that the Court was obligated to look behind Article XXXIV, pointing out that the provision constitutes "an explicit classification on the basis of poverty--a suspect classification which demands exacting judicial scrutiny..." Rather than subject the Article to the review it deserves, Marshall stated, the Court "treats the provision as if it contained a totally benign, technical economic classification." In response to the majority's conclusion that racial discrimination was not evident in the case, Marshall asserted, "It is far too late in the day to contend that the Fourteenth Amendment prohibits only racial discrimination; and to me, singling out

the poor to bear a burden not placed on any other class of citizens tramples the values that the Fourteenth Amendment was designed to protect."

One clear result of this ruling is, of course, that similar laws in eight other states requiring referendum approval of public housing are now protected from court challenges. In addition, Valtierra may well encourage legislators in states which do not have such laws to seek enactment of what is now deemed permissible and, in all likelihood, any new Article XXXIV type provisions will be upheld.

One commentator on Valtierra noted that the Supreme Court had focused on the fact that Article XXXIV had been on the books for many years. This factor led him to suggest that newly enacted mandatory referendum laws may be viewed by the Court quite differently. Under the Valtierra ruling, however, the constitutionality of any Article XXXIV type law must be tested on whether an invidious racial motivation led to the legislative action. To prove a discriminatory purpose always is extremely difficult, especially where legislators are intent on covering their tracks, and it is highly unlikely that new mandatory referendum laws on public housing could be challenged effectively. In addition, these new laws could be even more destructive than Article XXXIV. If a referendum on public housing is permissible as a means of furthering "democratic" procedures, then a referendum on other types of subsidized housing (e.g., 235 and 236 developments) would also appear to be permissible. Therefore, Valtierra also seems to hold that a new mandatory referendum law could be passed to cover any housing developments which would be available to the poor.

It should also be recognized that many state constitutions already assure citizens the right to challenge local legislative determinations through voter initiated referendum actions. Suburbanites therefore currently enjoy the power to use general referendum laws to block legislative actions, such as rezonings, which make possible construction of low-income housing projects. Although some recent decisions tended to restrict the use of referendum proceedings to frustrate the efforts of the poor to secure decent housing (e.g. SASSO v. Union City, Calif., 424 F.2d 291 (9th Cir. 1970)), the Valtierra decision now protects local groups seeking participation in the local decision-making process as it affects community development. We can anticipate that the use of general referendum laws to block subsidized housing developments will be on a more regular basis.

Aside from referendums, Valtierra also raises serious problems for those challenging local legislative determinations which foreclose low-income housing. The ruling appears to have immunized all exclusionary zoning and land-use practices from Fourteenth Amendment attack, except in those cases in which a clear racially discriminatory purpose can be established -- again, that almost impossible burden of proving a discriminatory motivation. Those pressing the challenges to suburban land-use policies have been relying largely on the theory that local zoning laws which have the effect of closing out the poor deny equal protec-

tion of the laws to the low-income inner city dweller. Valtierra states, however, that laws which may disadvantage the poor do not necessarily violate the Constitution and economic discrimination in housing probably does not constitute a Fourteenth Amendment violation. Thus, while Valtierra on the surface deals only with referenda and public housing, the decision necessarily will affect the entire drive against suburban exclusionary practices.

These are some of the problems presented by the Supreme Court's April 26 decision. It is, of course, possible that the Court in future cases may wish to limit the Valtierra holding and the decision may, in fact, not have the ominous implications which seem apparent from the Court's language. We are, however, forced to deal with the decision as it exists.

RFB:BC

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC.

1865 Broadway, New York, N.Y. 10023 (212) 265-2780

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William H. Oliver
Vice Chairman,
Executive Committee

Regional Vice Presidents
Edwin C. Berry
Chicago
Nathaniel H. Colley
Sacramento
Vernon E. Jordan, Jr.
Atlanta
Warren T. Lindquist
New York
Richard E. Young
Denver

Alex Fuller
Secretary

Arthur D. Wright
Treasurer

Sol Rabkin
General Counsel

Edward Rutledge
Jack E. Wood, Jr.
Executive Co-Directors

Washington Office:
1819 H Street, N.W.
Washington, D.C. 20006
(202) 659-5715

Western Office:
680 Beach Street
San Francisco
Calif. 94109
(415) 771-8490

May 16, 1969

Dear Friend:

Our enclosed brochure--It's Your Move--tells minority families of their housing rights as guaranteed by Congress and the Supreme Court. It is one of NCDH's routine services in its continuing effort to bring about an open, free-choice society in America.

We believe it's everybody's move. It would be unjust and unproductive to assign to the victims of housing discrimination the job of ending it. All of us have work to do.

Events in 1968 have created unprecedented opportunities for desegregation. The Federal Fair Housing Law is aimed at evicting "Jim Crow" from 80 per cent of the nation's housing; the Supreme Court decision specifically bans racial discrimination in housing as "a relic of slavery."

NCDH played major roles in both these victories. Our challenge now, and yours too, is to see that these legal achievements are translated into meaningful desegregation.

That is why NCDH has established a Legal Department with a full-time attorney. More legal staff will be added as funds become available. In addition, NCDH has established a Department of Field Services and Planning; expanded its Research Department; opened offices in Washington, D.C., and on the West Coast.

These essential moves cost money. Open societies do not come cheap. (Think of the hundreds of millions of dollars America has spent over the decades on segregation!) Please help in this critical struggle--a struggle for the rights of all Americans--by sending your generous contribution today.

Thank you. It's your move.

Sincerely,

Robert L. Carter
President

Myrna Loy
Co-Chairman
Advisory Council

Contributions to NCDH are deductible for income tax purposes

The Nation

Civil Rights:

Three Strikes Against Poor and Black

WASHINGTON — A group of national civil rights leaders, jolted by a series of reverses in their long fight for open communities, met in New York last week in an effort to find a way to pick up the pieces. They decided to start a grass roots campaign in behalf of their cause — a sure sign that they have found the situation to be bleak.

"We felt that without the Presidency or the Supreme Court to look to, that was about the only recourse left," said one of the participants. He might have added that Congress, at least for the time being, was out of the picture, too.

Three recent developments involving the three branches of Government have led many rights advocates to believe that an important die has been cast, and they do not like what they see. There has been a Government disengagement, they believe, in a way that could have a momentous effect on race relations and the kind of society the country will be in the future.

(1) The Supreme Court on April 26 affirmed the constitutionality of state laws permitting communities through public referendum to pass on whether or not to permit low-income housing. This reversed a lower-court decision in California that ruled out such a public veto over low-income projects; that ruling had been hailed as an important breakthrough in efforts to open up burgeoning communities around the large cities to blacks and other minorities and the poor.

Although George Romney, Secretary of Housing and Urban Development, predicted the Supreme Court's decision would have a very narrow effect, the National Committee Against Discrimination in Housing felt otherwise. Richard F. Bellman, chief counsel for the committee, said that not only would the decision encourage wider use of the referendum (nine states now have such laws) but also that "the ruling appears to have immunized all exclusionary zoning and land-use practices from 14th Amendment attack except in those cases in which a clear racially discriminatory purpose can be established—that almost impossible burden of proving a discriminatory motivation." He pointed out, in a memorandum prepared for the New York meeting, that local land use policies have been the major means of closing out the poor.

(2) The Nixon Administration's efforts in the field of open housing have been seriously deficient. That charge was made last week by the United States Commission on Civil Rights in a periodic report on the civil rights performance of the executive branch of Government. Though there has been some over-all improvement during the past seven months by the Administration from its performance prior to that time—"The dinosaur finally opened one eye," was the way the Rev. Theodore M. Hesburgh, commission chairman, phrased it—the Department of Housing and Urban Development, however, had backed down significantly in its open-housing efforts.

Last August, the commission noted H.U.D. said its goal was "the creation of open communities which will provide an opportunity for individuals to live within a reasonable distance of their jobs and daily activities by increasing housing options for low-income and minority families." A H.U.D. report received by the commission last month made note of President Nixon's remarks against "forced integration" of the suburbs and said the department was opposed to "the use of Federal leverage to promote economic integration."

"The harsh facts of housing economics," the commission said, "suggest that racial integration cannot be achieved unless economic integration also is achieved. . . . The change in H.U.D.'s policy may mark the beginning of the Federal Government's withdrawal from active participation in the effort to eliminate residential segregation."

(3) Congress has indicated in a number of ways it is not prepared to take up the fight. The latest indication was on April 21 when the Senate defeated, 51 to 35, the first part of Senator Abraham A. Ribicoff's proposal for both integrated communities and schools in Northern urban settings.

The defeated section of the Ribicoff plan would have required large cities and their outlying communities in all parts of the country to integrate their schools within 12 years. The second section, to provide both incentives and the leverage of Federal contracts to secure low-income housing in all communities, is pending but may be even more unpopular than the school aspect.

There were further causes of frustration for the rights groups. One was the apparent lack of public understanding of what is involved. The most crucial issue is not whether blacks integrate white neighborhoods, as is commonly believed. It is whether the poor, the minorities and the old are going to continue to be compartmentalized out of sight of the great vibrant urbanization that is taking place outside the central cities.

There are, of course, blacks and poor and elderly in the metropolitan ring, particularly in the older suburbs close in. But even there they are frequently segregated, and the vast majority remain in the decayed central city where jobs, education and social services are declining. Cities of 50,000 to 100,000, like Warren, Mich., and townships and counties of 300,000 or more, like Oyster Bay, N. Y., are excluding not only the welfare mothers but also the working poor.

—JOHN HERBERS

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING, INC.
1865 Broadway
New York, N. Y. 10023
(212) 265-2780
5/19/71

TO: NCDH Board of Directors

FROM: Edward Rutledge and Jack E. Wood, Jr., Chief Executive Officers

SUBJECT: Summary Report, NCDH Board Meeting, NCDH Western Field Office, Thursday, April 15, 1971

Presiding: D. John Heyman, Chairman of the Board

The following agenda was adopted by common consent:

1. Welcome to the Western Field Office
2. Report of the 20th Anniversary Dinner
3. Report of the Structure Committee
4. NCDH/HUD Demonstration Project Report
5. Report on Proposed Training Institutes
6. Report on Litigation
7. Report on Corporate Development Program
8. Adjournment

The meeting was called to order by Mr. Heyman, Chairman of the Board of Directors, who introduced Aileen C. Hernandez, Western Field Representative, to the assembled directors.

1. Welcome to Western Field Office:

Ms. Hernandez welcomed the Board members to their first meeting in the Western Field Office and indicated that the meeting marked the second anniversary of the opening of the San Francisco operation. She also indicated that a post-meeting reception had been arranged to give the Board members the opportunity to get to know the community representatives with whom the Western Field Office and the NCDH/HUD Project have been working.

2. Report on the 20th Anniversary Dinner:

Associate Executive Director Margaret Fisher reported that the Advisory Council Co-Chairman, Myrna Loy, had been a gracious mistress of ceremonies and that all concerned agreed that the 20th Anniversary Dinner, held in New York City at

the Plaza Hotel on March 31, 1971, was an unqualified success. A special tribute to the late Whitney Young was made by Dinner Co-Chairman Vernon Jordan, Jr. David Rockefeller, whose letter of invitation as Dinner Co-Chairman brought an excellent response from hundreds of prominent persons who made up the dinner committee, gave an eloquent statement on the vision and leadership of the late Walter Reuther (who had agreed to serve as co-chairman of the NCDH Dinner just prior to his untimely death). Assistant Secretary of HUD for Equal Opportunity, Samuel Simmons brought the greeting of the race relations officials from around the country to their friend and mentor, the Dean of Open Housing, Frank S. Horne, who was represented to the overflow dinner audience by first Secretary of HUD and former NCDH President Robert C. Weaver in a warm speech of reminiscence. It remained for the "Dean" to bring the crowd to its collective feet after his reading of his poen, written for the occasion and appropriately titled "The Ghetto's Gotta Go." It was reported to the Board that NCDH will soon publish the poem and excerpts from the comments of other dinner speakers.

The Board gave special commendation to William Oliver, Warren Lindquist, Marilyn Dugan and other members of the staff and planning and arrangements committee for a job very well done.

3. Report of the Committee on Structure:

At the January Board meeting, President Carter appointed a special committee authorized by the Board to study and report on structural changes in the membership of the National Committee Against Discrimination in Housing. Warren Lindquist Chairman of that Committee, presented the report and recommendations to the Board for discussion.

A motion to adopt the report of the committee was made by William Oliver, seconded by Alex Fuller and carried.

General Counsel Sol Rabkin offered an implementing resolution which was moved by William Oliver and seconded by Alex Fuller. The resolution follows:

> Resolved: That this Board of Directors at this regular meeting proposes the following amendments to the constitution of the National Committee Against Discrimination in Housing for final consideration thereof at the next regular meeting of this Board.

Resolved further: That the members of the Board be given at least twelve days notice, in writing, and accompanied by a copy of the proposed amendments and the report of the special committee on NCDH structure of the meeting at which these amendments will be presented for final consideration.

The motion, as made and seconded, was adopted by the Board.

The report and proposed amendments are appended as of this date prior to the next scheduled Board meeting to be held on June 24, 1971.

4. Report on the NCDH/HUD Bay Area Demonstration Project:

Del Green, Project Director for the Demonstration Project being conducted in the San Francisco Bay Area reported that the second phase of this NCDH/HUD jointly funded program was underway with a focus on action. The task is to utilize a "strike force" concept to mobilize the individuals and organizations in the nine-county Bay Area with the ability to change the present isolation of minorities and the poor in the central cities. Mr. Green indicated that efforts were now being concentrated on influencing the regional organization, the Association of Bay Area Governments (ABAG) to adopt and implement a regional housing plan which would encourage dispersion of low-income housing throughout the region rather than concentrating all of it in four core cities - - away from the areas of greatest economic growth. The project is also concerned with developing a working relationship with HUD to maximize the impact of Title VIII and to encourage the federal government to withhold federal funds from communities which are thwarting the intent of the housing laws. Mr. Green detailed some of the activities of the "Strike Force" and indicated some of the groups with which the NCDH/HUD project was cooperating.

After discussion on the report by Mr. Green, the Board suggested that a summary report of the activities of the NCDH/HUD project be made, in writing, for the entire Board of Directors.

There was a brief discussion of litigative strategies that might be employed and the Board suggested that NCDH consider convening a legal conference, similar to the one convened in California on the question of challenges to fair housing laws a few years ago. The conference should focus on HUD compliance with the mandates of Title VI and Title VIII and the problems of exclusionary land use.

5. Report on Proposed Training Institutes:

Chief Executive Officer Jack Wood reviewed the discussions within NCDH over the years on the need for developing a cadre of trained and dedicated persons who could bring their expertise to bear on opening housing and economic opportunities to blacks and other minorities in all communities - - suburban and core city. Frank Horne has been particularly concerned about this. NCDH has negotiated a contract with HUD to develop regional training institutes which would provide skills and strategies to a select group of individuals committed to the concept of open housing. The background materials, curriculum, and proposed faculty have already been developed and presented to HUD and plans are now underway for selecting the sites and trainees for the innovative program.

6. Report on Litigation:

A. Southern Alameda Spanish Speaking Organization v. Union City

Chief Executive Officer Edward Rutledge briefly reviewed the history and present status of the NCDH litigation in support of the Southern Alameda Spanish Speaking Organization of Union City, California. The case has been costly to NCDH, but has been important in achieving court recognition of a community's responsibility to provide housing for its low-income residents. The judge's decision in the SASSO case has been cited in a number of briefs challenging exclusionary zoning practices in other areas of the country. The case has also been significant because it does represent the first time that a Mexican-American community organization has sought the help of the organized fair housing movement. Mr. Rutledge indicated that the court challenge has resulted in a stipulated agreement, approved by the judge, between Union City and SASSO which, when implemented, will provide some 575 housing units for low and moderate income families, instead of the 280 units SASSO originally attempted to build. Mr. Rutledge indicated that the Union City City Council would be voting on the agreement at its next meeting.

B. Mahwah, New Jersey Complaint:

NCDH has joined with the United Automobile Workers in a complaint before the New Jersey Civil Rights Division in behalf of workers in the Ford Company plant which was located during the 1950's in Mahwah, New Jersey... a community with large-acre zoning laws. The complaint demanded that Mahwah permit rezoning for low and moderate income housing to meet the needs of the Ford workers who

wished to live in some proximity to their place of employment. Mr. Oliver reported that under the existing zoning regulations, only 11 of the 5,000 Ford employees could live in the community. An outside research group has completed a survey which showed that at least 1,000 workers would move into Mahwah if housing at reasonable cost were available. NCDH and UAW are now awaiting a decision from the Civil Rights Division on whether or not it will accept the class complaint filed.

C. Oyster Bay, Long Island:

NCDH has joined with the National Association for the Advancement of Colored People to challenge restrictive zoning in the Long Island Community of Oyster Bay.

D. Black Jack, Mo::

While NCDH is not directly involved in the Black Jack, Mo., suit, staff attorney Richard Bellman is keeping in close touch with the case, which concerns the deliberate incorporation of a previously unincorporated area for the sole purpose of zoning out low income black persons.

7. Report on Corporate Development Program:

As indicated at the last Board meeting, NCDH with a grant from the Rockefeller Brothers Fund, is developing a program for increasing the involvement of major corporations in the housing needs of the society. As part of this program, NCDH has already convened a conference of Metropolitan Fair Housing Centers (Chicago -- February 21-24, 1971) to acquaint them with the thrust of the corporate program. Efforts are continuing to persuade the government compliance divisions to require corporate commitment to housing opportunity as a part of their affirmative action programs. Plans are now underway to hold a series of seminars with major corporations to discuss their equal opportunity responsibilities as related to housing availability in determining site locations between the corporate management and local fair housing groups in various communities.

8. Adjournment:

The Board indicated its approval of the decision to hold this meeting in the San Francisco office and suggested that the Executive Committee consider the possibility of convening other Board meetings in various regions.

The meeting was adjourned at 5:15 P.M.

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING, INC.
1865 Broadway
New York, N. Y. 10023
(212) 265-2780

REPORT OF SPECIAL COMMITTEE ON NCDH STRUCTURE

At the annual meeting on January 28, 1971, NCDH Board Chairman D. John Heyman proposed that President Robert L. Carter appoint a committee to examine the feasibility of changing the organizational structure to provide for a smaller board composed of individuals. Mr. Heyman's motion was supported in discussion by Donald Martin of the United Housing Foundation, NCDH Executive Committee Chairman William H. Oliver, NCDH Secretary Alex Fuller, and NCDH General Counsel Sol Rabkin. The motion was unanimously adopted by the Board. The Board directed that the committee bring in its recommendations at the next Board meeting.

After the meeting, Mr. Carter appointed the following committee: Warren T. Lindquist, Chairman, Alex Fuller, Arthur Wright, Ruth Robbins, Richard E. Young; and serving ex-officio Messrs. Heyman, Carter and Oliver, Jack E. Wood, Jr., and Edward Rutledge.

The committee held three meetings. First, it reviewed the history of the National Committee. It was begun by a group of national organizations who recognized that there was a need for a single-purpose agency to deal with the especially complex problems of housing discrimination and segregation. The structure they set

up was controlled by a Board of Directors consisting of representatives of the various national organizations concerned with the problem: civil rights, religious, labor and civic. The National Committee was to be financed mainly by contributions from the various national organizations, which were also to help it obtain additional financial resources, and was to be primarily a servicing agency to such member organizations.

The NCDH grew in affiliates, but not in staff. Its budget expanded very little and very slowly. The affiliated organizations, which were themselves striving to develop and strengthen their own programs and activities, were not in a position to contribute substantial financial support toward the needed expansion and growth of NCDH.

At the same time, in its effort to combat housing segregation and discrimination, NCDH was able to show support by organizations with large national memberships. That evidence of support contributed to an acceptance by political leaders, government officials and private business, which might have been lacking otherwise.

Defects in this structure soon began to appear. The national organizations which became members of NCDH often designated as their NCDH Board representatives staff members many of whom lacked authority to commit their organizations in support of policy determinations taken by NCDH's Board. Moreover, despite NCDH's desperate need for additional funds, the organizations have not displayed an ability to provide adequate financial resources. In

1964, the Board decided the magnitude of the urban crisis made imperative a marked expansion of NCDH's budget and program capacity. The Board's unanimous commitment to insure funding for such an expansion has not been satisfied.

Despite these difficulties, NCDH grew and was the major source of improved protections of the right to open housing. But, it was also recognized by the Board that what was being done was far from enough. A study conference sponsored by NCDH in 1966 at Capahosic, Virginia, suggested that NCDH seek to develop its own identity and bring on to its Board additional committed individuals who were in positions of influence both with respect to the policy-making establishment and sources of funding. Those suggestions led to a change in the NCDH Constitution to allow the Board of Directors to consist both of members designated by its member organizations and of individual directors-at-large who were to be individuals who supported the goals of NCDH and could be helpful in the achievement of those goals.

The result of this change was an intensification of NCDH's impact on the problem of housing segregation and discrimination. But the gap between the unfilled need and the advances in NCDH performance, despite the gains, seemed to grow larger rather than smaller. Directors-at-large elected to the board became increasingly active in support of NCDH. They helped to find additional financial support for it and gave, often unstintingly, of their time and effort.

NCDH's experience with the hybrid board led it to give further thought to the method of selection of that board. It

was that further consideration which led to the designation at the last board meeting of the Special Structure Committee which is submitting this report.

The foregoing history of the structure and method of selection of NCDH's board was discussed in depth by the committee. Other factors also considered at its meetings were the need to overcome the unwieldy nature of the board which has nearly 100 members; and the need to continue the involvement of large national organizations in the activities of NCDH. It was also recognized that it is difficult to maintain continuity of participation in a board with so many members. Hence, what had to be done, it became clear, was to make changes in the structure of NCDH which would deal with these concerns.

For this purpose, the Committee decided that the NCDH Constitution must be amended to eliminate the present provisions limiting membership to organizations. Instead, membership should be opened to any individual who supports the purposes of NCDH as set forth in the Constitution. Furthermore, the provisions governing membership in the NCDH Board of Directors must be revised to provide for only individual memberships. Provision should also be made in the NCDH Constitution for organizations which support the purposes of NCDH and wish to work with NCDH toward the attainment of those purposes to become cooperating organizations, with the test for retaining such status being continued commitment to support of NCDH's purposes.

Attached is the text of a series of proposed amendments embodying the foregoing conclusions of the committee. The first amendment alters Article III of the present NCDH Constitution governing membership in the committee to open membership to any individual who supports the purposes stated in Article II of the Constitution. It eliminates membership by organizations.

The second amendment is to Article IV which deals with the Board of Directors, its membership and its voting. The proposed amendment deletes the provisions authorizing each member organization to designate a representative on the board. This change flows from the elimination of organization memberships as such as proposed by the amendment to Article III. In addition, Article IV is changed to retain as members of the board only the existing directors-at-large and the officers who are all directors ex-officio as provided in the present Article V, paragraph 11. This does not contemplate that all directors who are on the board as national agency representatives will no longer serve. Obviously, when these amendments are put into effect, a subject dealt with later in this report - - the board can elect those it believes should remain on the board as board members. But, if so elected, they shall serve as individuals.

The balance of the proposed amendment to Article IV sets minimum and maximum limits for membership on the board and provides a machinery for staggering the election of board members. It also authorizes the board to determine within the range set, the size of the board from year to year.

The third amendment is to Article VII which deals with dues to be paid by member organizations. This article is deleted in its entirety and a new Article VII is added entitled "Cooperating Organizations." This new article is intended to preserve the existing cooperation with those national and regional organizations which are now actively working with NCDH.

Article XI provides that the procedure for amending the Constitution is for a resolution embodying the proposed amendment, moved by one or more directors, to be adopted by a vote of the board at any meeting. Thereafter, at the next regular meeting or at a special meeting called for that purpose, of which at least twelve days' written notice plus the text of the proposed amendment must be given to all directors and to all members, the proposed amendment must be approved by a 2/3 vote of the directors present.

Upon approval of the amendments to the NCDH Constitution proposed by this committee, all members of the existing Board shall remain members of the Board until the next annual meeting, when the new Board shall be elected as the Constitution provides.

Submitted to the Board at its meeting April 15, 1971.

SPECIAL COMMITTEE ON NCDH STRUCTURE

Warren T. Lindquist, Chairman
Alex Fuller
Ruth Robbins
Arthur Wright
Richard E. Young

Ex-Officio:
D. John Heyman
Robert L. Carter
William H. Oliver
Jack E. Wood, Jr.
Edward Rutledge

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING, INC.
1865 Broadway
New York, N. Y. 10023
(212) 265-2780

PROPOSED AMENDMENTS TO NCDH CONSTITUTION

I. Article III -- membership is amended to read as follows:

(1) Membership in the Committee shall be open to any individual who will support the purposes stated in Article II hereof.

(2) Applications for membership shall be acted upon by the Board of Directors.

(3) If a majority of the Board of Directors approve the application, the applicant shall be admitted to membership.

II. Article IV -- Board of Directors is amended to read as follows:

(1) The Committee shall act through its Board of Directors, and meetings of the Board shall be meetings of the Committee.

(2) The Board of Directors shall consist of those members of the Board who were elected by the Board. The term of office of all directors shall be for three years. The membership of the Board shall not be less than 25 nor more than 75. The Board shall by vote determine the total membership of the Board. In the first election following the adoption of this amended Article IV, one-third of all directors shall be elected for a three-year term, one-third for a two-year term and one-third for a one-year term. Upon the adoption of this amended Section IV, if its adoption occurs at a meeting other than the annual meeting of this Board, all members of the Board who

are serving by designation of a member organization shall remain members until the next annual meeting of the Board and until the new Board shall be elected.

(3) Each director shall be entitled to one vote.

III. Article VII -- Dues is amended to read as follows:

Article VII -- Cooperating Organizations

(1) Organizations which support the purposes of the Committee as stated in Article II hereof shall be eligible to become Cooperating Organizations.

(2) The Board of Directors upon the recommendation of the membership committee shall vote upon the admission of applicants for status as Cooperating Organizations.

Submitted by:

SPECIAL COMMITTEE ON NCDH STRUCTURE

Unanimously approved
NCDH Board Meeting
April 15, 1971

Warren T. Lindquist, Chairman
Alex Fuller
Ruth Robbins
Arthur Wright
Richard E. Young

Ex-Officio:
D. John Heyman
Robert L. Carter
William H. Oliver
Edward Rutledge

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC.

NCDH

1865 Broadway
New York, N. Y. 10023
(212) 265-2780

May 20, 1971

Robert L. Carter
President

D. John Heyman
Chairman,
Board of Directors

Frank S. Horne
Honorary Chairman

William H. Oliver
Chairman,
Executive Committee

Warren T. Lindquist
Vice Chairman,
Executive Committee

Regional Vice Presidents
Edwin C. Berry
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Vernon E. Jordan, Jr.
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Henry Lucas, Jr.
San Francisco
James Robinson
Atlanta
Richard E. Young
Denver

Alex Fuller
Secretary

Arthur D. Wright
Treasurer

Sol Rabkin
General Counsel

Edward Rutledge
Jack E. Wood, Jr.
Executive Co-Directors

Margaret Fisher
Associate
Executive Director

Barbara Chirse
Administrative Assistant

Richard F. Bellman
Staff Counsel

Ernest Erber
Director of Research

Aileen C. Hernandez
Western Representative

Del Green
Director
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TO: NCDH Board

FROM: Edward Rutledge and Jack E. Wood, Jr.
Chief Executive Officers

SUBJECT: 1) Supreme Court Decision in Valtierra Case
2) "Strike Force" Project - San Leandro Case Study
3) Summary Report, April 15 Board Meeting

1. On May 10, the NCDH Executive Committee convened an emergency meeting with key civil rights leaders to discuss development of a national strategy to counter the Supreme Court decision (James v. Valtierra) upholding a California constitutional provision requiring a referendum at the local level for any proposed public housing project. We are enclosing an analysis of the Valtierra decision, prepared by NCDH Staff Counsel Richard F. Bellman, which served as a working paper for the meeting; and two reprints from The New York Times (May 11 and May 16) reporting on the strategy session and commenting on the implications of the decision. The Court's ruling is, of course, a most serious setback to the effort to open up housing and job opportunities in the suburbs for lower-income families. A position paper is being developed and will be sent to you within a short time.

2. The attached report on patterns and practices of racial discrimination in San Leandro, California, forms the basis for a "Strike Force" Project of the NCDH/HUD Demonstration Program in the San Francisco Bay Area. A primary objective is to use the San Leandro case study for development of a plan of action to reverse the trend toward creation of additional all-white suburbs in the Bay region. A report on this important project, released in San Francisco on May 13, was covered extensively by all news media.

3. Also enclosed is a summary report on the April 15 Board meeting, with report of the Special Committee on NCDH Structure and proposed amendments to the Constitution appended. The proposed amendments were approved at the April 15 meeting and will be placed on the agenda for final action at the next Board session (June 24), as required by Article XI of the NCDH Constitution.

ER/JEW:F:eh
Encls.

NCDH is a publicly-supported organization, and contributions are tax deductible.

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING, INC.
1865 Broadway
New York, New York 10023
(212) 265-2780

May 21, 1971

TO: NCDH Board of Directors

FROM: Edward Rutledge and Jack E. Wood, Jr.

SUBJECT: Legal Action Affecting Land Use in New York City

We are attaching for your information a copy of our news release announcing a joint legal action challenging New York City's refusal to approve the construction of moderate-income housing in the Riverdale section of the Bronx.

This action, which has been in the course of development for some time, is being brought jointly by NCDH, the Citizens Committee for Faraday Wood, a civic association in Riverdale, and the Association for Middle Income Housing, Inc., a private non-profit housing development firm, in behalf of eight lower-income Black and Spanish-speaking residents of Riverdale. The effort represents the final step in a long and fruitless series of negotiations with the City of New York to honor its scattered-site housing commitment and to make possible the construction of housing for moderate- and middle-income families in an inner-city area long noted for its lack of racial and economic diversity.

This joint legal action is a part of NCDH's continuing program effort to challenge zoning and other land-use controls which restrict the housing and economic opportunities of low- and moderate-income families.

Within the next few days, we also will be forwarding for your information material dealing with:

1. The implications of the recent Supreme Court decision in the Valtierra case.

2. A copy of the San Leandro case study developed by the NCDH/HUD demonstration project in San Francisco, California.

3. A summary report of the April 15 Board meeting in San Francisco.

ER:JEW:cp

Att.

NEWS FROM NCDH

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC. 1865 BROADWAY, NEW YORK, N.Y. 10023 (212) 265-2780

TO: National and New York Media

FROM: Rosalie Whelan
(212) 265-2780

SUBJECT: JOINT NEWS CONFERENCE:
11 a.m., Monday, ~~April~~ May 24
BIA Building, 560 Seventh Ave., at 40th St.
New York City

Citizens Committee for Faraday Wood

Association for Middle Income Housing, Inc.

National Committee against Discrimination in Housing, Inc.

to announce joint legal action challenging New York City's refusal to approve construction of a Mitchell-Lama development for middle- and lower-income families on the Faraday Wood site in Riverdale.

Principals: Anne M. Montero, Secretary, Citizens Committee for Faraday Wood

Louis Bonderefsky, chairman, Association for Middle Income Housing, Inc.

Edward Rutledge and Jack E. Wood, Jr., NCDH

Low- and moderate-income citizens of New York who, because of the shortage of lower-income units, are forced to live in substandard housing in impacted racial ghettos, and who are among the plaintiffs.

5/20/71

8/7/71

NCDH/HOME Demonstration Project

Narrative Report

Breaking the Barriers

HOME was formed as a private fair housing group in early 1968 to attempt to break the barriers that caused the city of Raleigh to exist with a situation in which there were literally no examples of blacks living outside the residential areas to which they were traditionally assigned. Breaking these barriers was our first project and we have had considerable success. Of course, the legal situation changed significantly about six months after HOME's founding and other factors were of some influence but HOME takes primary credit for the relatively more open housing market that Raleigh enjoys today. It was a hard job. Soon after HOME was formed the Justice Department filed the first suit in the nation based on the intimidation section of title VIII against the leader of a rock throwing, obscenity shouting, effigy hanging, shotgun shooting mob of white citizens who drove a Negro family from their new home in a previously all white section of Raleigh. The defendant got the usual 12 to 0 "not guilty" verdict from the all white Raleigh jury.

Working with individual black homeseekers and using traditional techniques (along with some rather innovative techniques) we slowly began the process of opening housing opportunities. First we had one successful integration, then two and three. After about 20 successful cases, integrations began to occur spontaneously and HOME happily began to lose count of the instances of housing desegregation. To date HOME has worked extensively with approximately 100 black homeseekers and we have had less extensive contact (telephone advice, etc.) with approximately 200 black homeseekers.

Today there are almost no significant (in size) apartment complexes that are not at least token integrated and many of them have a reasonable ratio of white and black tenants. Minority group families occupying single family dwellings are situated in every major neighborhood.

NCDH/HOME believes that instances of racial discrimination in housing occur daily in Raleigh but the situation is fantastically improved over what we believe the situation would be if it were not for NCDH/HOME's existence and continuing pressure on the discriminators.

Expanded Horizons

With the advent of the NCDH/HOME Demonstration Project a full-time person was employed and our programmatic horizons were expanded beyond the activities described above. Also, we began to concern ourselves with the whole Triangle area and in addition we found a demand for our advice in other North Carolina cities and cities in other states. We supplied this demand to the best of our ability.

The nature of our efforts beyond individual homeseeker assistance and beyond the city of Raleigh is described in the sections below.

Influencing the Power Structure

From the beginning HOME endeavored to build as broad a base of support as practical in a conservative southern city. The support of individuals was solicited (we have a mailing list of 1,000 Triangle area residents). The support of churches, businesses and governmental entities was solicited. We did fairly well in gaining church support, poorly in gaining business support (except for IBM) and governmental entities either ignored us or used us as housing consultants. In any event, we became well known. For example, no member of the Raleigh City Council asks "who?" when the name HOME is mentioned as it frequently is at their meetings. We have used our influence, of course, in the best interest of those who are poor and/or discriminated against. We have had success in prodding the local housing authority to adopt a policy of site selection that is better in terms of geographically expanding housing choices than it would have been without our efforts. After months of prodding by NCDH/HOME the Raleigh School Board actually publicly proclaimed their support of "open housing". Quite a feat in Raleigh and an event that probably has worthwhile and non-superficial effects. We have influenced our power structure to the point that housing opportunity expansion actions have been taken that would not have been taken without our presence.

Education for Integration

We have developed a repertoire of educational tools.

In our early days it was essential to educate the residents of small neighborhoods immediately before or after the introduction of a black family. Using our list of pledge card signers (which we file by street name rather than by personal name) we are able to accomplish a complete investigation of the attitudes of every individual in any neighborhood. Thus we can take any necessary action: organize a coffee to welcome a minority group family; notify the police of the presence of a racial nut, etc. This procedure is extended to condition a neighborhood for the introduction of a public housing project or a project by a non-profit sponsor. For example, when the Raleigh Housing Authority recently announced that a small project (50 units) would be built in an all white area a petition was circulated by area residents in opposition to the necessary zoning variance. HOME circulated a supporting petition in the same neighborhood and secured more than twice as many signatures. The necessary variance was accepted by the city council and the project will be built when Nixon releases the funds. Further, we used this incident in obtaining the agreement of the housing authority to give us prior notice of future site selections.

We have learned and used the techniques of neighborhood stabilization and recently helped to stabilize a neighborhood of 600 single family dwellings.

We set up a booth at the 1970 North Carolina State Fair which drew 533,000 people - and distributed reams of racial/housing educational material. As a "loss leader" we gave away 3,000 nine inch helium filled balloons with the words "Support Fair Housing" printed on them. (The balloons could be seen bobbing above the heads of children all over the fairgrounds.)

We have distributed racial/housing materials prepared by NCDH, HOME and the federal government to thousands of individuals and scores of organizations all over North Carolina.

We have been invited by various and numerous organizations to speak to, to participate in seminars with, and to consult with at least one thousand individuals. (Statistics on these activities are being compiled.)

We conduct tours of Raleigh during which we point out racial/housing problems. These tours are so popular that we must require the tourists to provide for the cost - i.e., rent the bus or whatever. Raleigh's official race relations agency took our tour - all of them, the board of directors, the staff, the volunteer workers. Various church groups, several North Carolina State University sociology classes, and groups of interested citizens have taken advantage of our tour.

Litigation

NCDH/HOME filed (in behalf of the plaintiff and with the cooperation of the LDF) the first, second and fourth housing discrimination suits to be filed in North Carolina. These suits, along with several HUD Discrimination Complaints which we have filed, have proved to be extremely educational for the local real estate community. We believe that individual discrimination suits and complaints have an effect far beyond the benefit that accrues to the individual discriminated against. Also we believe that there are local opportunities for racial/housing litigation on grounds that are quite broader than individual situations.

Housing Production

In southern cities similar in size to Raleigh the opportunity for non-profit sponsors to expand the housing supply in terms of geography and numbers is quite significant. We have encouraged others to take advantage of federal programs designed to increase the nation's housing supply, and our own local fair housing group (HOME) has joined with several churches and the local Welfare Rights Organization to produce housing. In addition, we have advised other non-profit sponsors across the state on site selection and on policy matters designed to encourage racially and economically integrated projects.

Working with Others

A. In the Triangle

NCDH/HOME has worked closely with the Durham Council on Human Relations (a private group) and less closely with two organizations in Chapel Hill. Unlike the organizations in Durham and Chapel Hill, HOME draws its membership from all three cities but the organizations with fair housing interest in the Triangle cities do not formally associate.

All of our activities described in this paper have been exported to one degree or another to Durham and Chapel Hill and HOME considers itself a Triangle organization. However, we get many more calls for

assistance from outside the Triangle than from our associates in Durham and Chapel Hill. (The previous sentence is simply a statement of fact. Another fact is that we have more opportunities and more work to do in the Triangle than we can take care of.)

B. Across the State

Both the Raleigh Community Relations Committee and the North Carolina Human Relations Commission (NCHRC) consider NCDH/HOME to be their open housing department (no joke - ask them).

The NCHRC is a crisis fighting outfit that has no funds to do the sort of work that we do in housing with the result that they are constantly asking us to go to the meetings they set up across the state (usually, but not always, in crisis situations) to lead the housing section of the discussions. They especially value our open housing expertise but they use us as general housing consultants too. They never pay us - not even minimal travel expenses but we go when they call because 1) we are dedicated 2) we feel that it might be valuable some day to have them indebted to us. This commission keeps in touch with the municipal race relations agencies through the N. C. Association of Human Relations Officials so they all call on us too.

We also have a rather close relationship with HUD-Atlanta and the Department of Justice.

In addition to this governmental work, we have a keen interest in the budding private open housing groups in N. C. and surrounding states. We caused several of these groups to bud and we get called on by those that bud spontaneously. The most successful private groups in our area (except for HOME) are Winston-Salem Citizens For Fair Housing and the Charlotte Fair Housing Association. NCDH/HOME was instrumental in the organization of these groups and continues to have very close programmatic relationships with them.

C. The Future

Our relationships described in A and B above have laid a partial foundation for a statewide or regional organization; or for a coalition of organizations. This fact has significance, perhaps, in that such an organization or coalition would be stronger in terms of programmatic activities and fund raising activities.

Conclusion

The writer has not attempted to describe every activity of NCDH/HOME. We have a rather voluminous file of newspaper clippings - articles inspired by NCDH/HOME activities. Aside from the fact that these clippings describe various activities, the clippings themselves considered together might be entered as an item under our educational activities. Surely many a newspaper reader in our area, upon reading a NCDH/HOME inspired article, has been forced to think about some matters that he normally does not think about.

We even desegregated a swimming pool - a privately owned, publicly operated pool that was still segregated in the summer of 1970 until we hit them - so that our homeseeker clients could enjoy the same neighborhood amenities that the whites could enjoy.

We have expanded housing opportunities for people who are poor and/or discriminated against. We have performed worthwhile services for the municipal race relations agencies in our area and for the state race relations agency, and, in addition, we have worked with and performed services for HUD and the Justice Department and private open housing forces in and out of our area. Also, we believe the sum total of our speeches, meetings and testimony at hearings and in court is significant.

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC.

NCDH

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September 29, 1971

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TO: NCDH Board, Metro Open Housing Centers, and Other Key Housing/Civil Rights Leadership

FROM: Edward Rutledge, Chief Executive Officer, NCDH

RE: The Valtierra Decision; the President's Statement on ~~Federal~~ Policy Relative to Equal Housing Opportunity; and subsequent related developments

I am enclosing for your consideration a working paper entitled "The Nixon Administration's National Housing Policy - A Report and Suggested Approach for Housing Rights Forces." This document was prepared by NCDH Consultant Frank S. Horne and Associate Executive Director Margaret Fisher, in consultation with staff.

The need for such a paper was expressed at a strategy meeting convened by NCDH on May 10, following the Supreme Court's decision on the Valtierra case, upholding a California law requiring referendum approval of any public housing project in that state. Another dimension to this setback was added when the President, in his June 11 policy statement on equal housing opportunity, drew on Valtierra to make a distinction between "racial" and "economic" discrimination national policy, thus frustrating the affirmative use of Federal funds and powers to insure housing for lower-income minority families in outlying and suburban communities.

It is our hope that the enclosed paper will contribute to our common search for an effective strategy to counter these serious developments of recent months. Your comments will be appreciated.

ER:F:eh
Enc.

P. S. Single copies of the President's June 11 statement are available from NCDH on request.

NCDH is a publicly-supported organization, and contributions are tax deductible.

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American Friends Service Committee
American Jewish Committee
American Jewish Congress
American Veterans Committee
Americans for Democratic Action
Anti-Defamation League of B'nai B'rith

Brotherhood of Sleeping Car Porters, AFL-CIO/CLC

Commonwealth of Puerto Rico, Department of Labor, Migration Division
Congress of Racial Equality

Friendship House

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League of Women Voters of the United States

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National Association for the Advancement of Colored People
National Association of Housing Cooperatives
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National Catholic Conference for Interracial Justice
National Community Relations Advisory Council
National Council of Churches of Christ
National Council of Jewish Women
National Council of Negro Women
National Education Association
National Urban League

Oil, Chemical and Atomic Workers International Union, AFL-CIO

Scholarship, Education and Defense Fund for Racial Equality
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United Housing Foundation
United Steelworkers of America, AFL-CIO

Young Women's Christian Association

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC. (NCDH)
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A Working Paper

THE NIXON ADMINISTRATION'S NATIONAL HOUSING POLICY

A Report and Suggested Approach for Housing Rights Forces

On June 11, 1971, the President of the United States issued from the White House a statement entitled "Federal Policies Relative to Equal Housing Opportunity." On page 1 of that pronouncement, the President stated "the policies, as they have been developed in this Administration, setting forth what we will do and what we will not. The factors determining patterns of housing and community development are immensely complex and intricately balanced, many are uniquely local in nature, and the Federal government operates in important but limited ways under limited authorities."

Thus, Mr. Nixon established early a recurrent theme of Federal authority limited by uniquely local powers in determining patterns of housing and community development.

That theme was underlined by the President on page 14 of the policy statement where he cited two recent court cases as the boundaries within which his policy is to operate. "In one of these cases (James v. Valtierra)," the President declared, "the U. S. Supreme Court decided that, absent any evidence of racially discriminatory intent, a State law requiring prior approval of low-rent housing projects by community referendum does not, on its face, violate the Constitution. ... On the other hand, in another case presenting sharply contrasting circumstances (Kennedy Park Homes Association v. City of Lackawanna, N. Y.), a Circuit Court of Appeals recently held illegal certain zoning and

other municipal restrictions used to block a subsidized low-income housing development in an all-white neighborhood. In that case the municipal practices were determined to be subterfuges and part of a pattern of racially motivated discrimination by municipal officials; the Supreme Court denied certiorari. In short, the one case did not present evidence of racially discriminatory intent; the other did."

Following the April 26, 1971, decision in James v. Valtierra, NCDH issued a warning of the threat to the open housing movement posed by this ruling of the U. S. Supreme Court. A legal analysis of the decision was prepared by NCDH Staff Counsel Richard Bellman and widely circulated to organizations and groups throughout the country.

"This decision," Bellman said in his opening statement, "has extremely important implications for legal challenges to suburban, restrictive land-use practices and represents a major setback in the effort to create new housing opportunities outside central city ghettos for low-income and minority families." He noted further at the close of the analysis: "Valtierra states, however, that laws which may disadvantage the poor do not necessarily violate the Constitution and economic discrimination in housing probably does not constitute a Fourteenth Amendment violation. Thus, while Valtierra on the surface deals only with referenda and public housing, the decision necessarily may affect the entire drive against suburban exclusionary practices."

On May 10, one month prior to release of the President's statement, NCDH convened a meeting of key civil rights leaders to explore development of a national strategy to counter the potentially serious implications of the Valtierra decision. At that meeting, it was agreed that NCDH would draft a suggested position paper for consideration and appropriate action by the various organizations represented at the May 10 meeting. As NCDH approached this task, the situation took on new

dimensions of gravity and complexity with release on June 11 of the Presidential policy pronouncement. Also, immediately following the President's statement, HUD Secretary George Romney began release of a series of proposed regulations to implement the policy.

Analysis of and response to the President's 8,000-word statement and HUD's proposed rules became a first order of business for organizations involved in open housing efforts. Many discussions were held, and on July 13 a press conference was convened in Washington to formally release a response from public interest groups, with NCDH and seven additional organizations joining the Leadership Conference on Civil Rights and the Center for National Policy Review.

That joint statement focused on four major concerns: 1) by creating artificial distinctions between "racial" and "economic" discrimination, the Administration handcuffed itself in efforts to overturn exclusionary land-use practices which are ostensibly economic in purpose but are racially discriminatory in effect; 2) limited implementation of Title VIII (fair housing) of the 1968 Civil Rights Act; 3) failure of the Administration to demonstrate a will to vigorously enforce the fair housing law; and 4) lack of recognition of Presidential responsibility for policy and moral leadership, as reflected in refusal to use Federal leverage and failure to deal forthrightly with the prejudices of whites.

The conclusion of the joint response stated:

> "While we are greatly disturbed by the negative aspects of the President's statement and the failure of the Administration to take firm steps to assure equal housing opportunity, we are not bereft of hope. The Administration has recognized for the first time the seriousness of the problem and has taken the first halting steps toward solutions. Much will depend upon its ability to enforce the policies that have been adopted and its willingness to reconsider self-imposed limitations upon the adoption of policies that would promise genuine relief. The President has asked in this field as in others that his Administration be judged by the results it achieves. That is precisely what we shall do."

Implications of the President's Rationale

The rationale projected by the President led inevitably to a major policy declaration on page 10:

> "We will not seek to impose economic integration upon an existing local jurisdiction; at the same time, we will not countenance any use of economic measures as a subterfuge for racial discrimination."

Thus, the President appears to envision only two possibilities: 1) he is empowered, indeed required under law, to enforce nondiscrimination; 2) he is not authorized nor required to use Federal funds and powers to bring about "integration," economic or otherwise.

While NCDH rejects as artificial the distinction the President makes between "racial" and "economic" integration, we would maintain there is a third alternative -- viz., that the Federal government can employ in a local jurisdiction the affirmative and positive use of its funds and powers to unlock doors or barriers, racial, ethnic, and/or economic, which may be erected to preclude the housing and employment in city or suburb as may be demanded by the national interest. Federal subsidies are utilized to "force" or induce the growing or not-growing of farm crops and for many other purposes "in the national interest," including proposals for the Federal subsidy of large private industries whose bankruptcy might contribute to unemployment.

The President's own language buttresses such action "in the national interest." For example:

> "Denial of equal housing opportunity to persons because of race is wrong, and will not be tolerated." (page 2)

> "To qualify for Federal assistance, the law requires a local housing or community development project to be part of a plan that expands the supply of low- and moderate-income housing in a racially non-discriminatory way." (page 2 -- emphasis supplied)

> "Racial discrimination in housing is illegal, and will not be tolerated." (page 8)

Further, although the President's policy statement calls the phrase Fair Housing "imprecise," it nevertheless provides a good working definition:

> "At the outset, we set three basic requirements for our program to achieve equal housing opportunity: it must be aimed at correcting the effects of past discrimination; it must contain safeguards to ensure against future discrimination; and it must be results-oriented so its progress toward the overall goal of increasing housing opportunities can be evaluated." (page 10)

Failure to utilize Federal funds and powers to open these doors constitutes a form of state action condoning and promoting racial and ethnic restrictions, exclusions and "enforced" ghettos of poor and/or minorities, reinforced in the same communities by Federal funds for roads, highways, freeways, FHA and VA mortgage guarantees, HLBB and FSLIC financing supports, urban renewal, etc., etc.

In this sense, the policy statement continuously argues against itself, piling up rationale and policies for decent homes in open communities in an open society. But then it reneges on the use of Federal funds and powers as the means to facilitate the very goals it claims to seek. Instead, it allows and supports "forced segregation" in suburbs and elsewhere. To render it more disappointing and potentially disastrous, the statement reveals sensitivity to the real issue:

> "In terms of an open society, what matters is mobility." (page 13)

> "We are richer for our cultural diversity; mobility is what allows us to enjoy it." (page 13)

> "Economic, educational, social mobility -- all these too, are essential elements of the open society." (page 13)

Lack of opportunity for mobility by the poor and black and other racial and ethnic families creates the ghetto; surrounded by "white" suburban rings, these land-locked enclaves "feed" upon themselves and impose upon the confined population ghetto schools, ghetto

"training," ghetto jobs, ghetto income, ghetto housing, inadequate city services and protection -- all deprivations that spawn impaired family life, delinquency, dope, crime, exploitation, tensions, and disruption. These cancerous conditions affect detrimentally the social, economic and political life of the city and the entire metropolitan area.

But these ghettos were conceived and are condoned and enforced by whites for their convenience and profit -- and continue and expand, though circumscribed, as long as they prove profitable to the white majority. The Kerner, Eisenhower and other authoritative reports clearly delineated the increasingly divisive and disruptive effects upon the entire body politic of housing exclusion, discrimination, containment and ghettoization. This is no fight between the suburb and the inner city; it is more than a fight between blacks, browns. and whites. It is a struggle for the very soul and survival of a nation. We are plunging ahead into a "separate but unequal" apartheid and away from a Constitutional democracy based upon the guarantee to all citizens of the <u>same</u> rights to real and personal property.

Now we are presented with a hou ing policy of the President which, on its face, argues for the use of Federal funds and powers to facilitate mobility, the provision of decent homes for all, open communities in a free and open society -- but then determines that the use of these powers must stop at the city line and, further, are subject to local desires regardless of the national interest. Even potential powers of private enterprise are stymied by such regressive public policy.

Who will "hurt" under enforcement of such policy, and who may help bring about change?

1. "Negroes" -- black or pale-faced and every color in between. These traditional "outcasts" now are represented not only by NAACP, Urban

League, SCLC, CORE, National Council of Negro Women, etc, but also in the Congress of the United States, by the Congressional Black Caucus, by other organizations in the new Women's Caucus, by groups aged 18-21 among new voters, by steadily growing numbers of building construction workers, sub-contractors and contractors and others.

2. Other "colored" racial minority groups, also traditionally excluded from housing by covenants and other restrictive real estate practices and economic discrimination -- Puerto Ricans, Chicanos, American Indians, Orientals, etc. Many kinds of social, political and economic leadership and organizations are striving among these groups who are acting on their "hurts."

3. "White Ethnics" representing various nationalistic groups -- Italians, Polish and Slavic groups, Greeks -- second and third generation immigrants who thought they "had it made" as middle-class until hit by recessions, inflation and unemployment. Some of these citizens have begun to realize that they are endangered not by blacks or Puerto Ricans or Mexican Americans, but rather by the same forces that exploit blacks, Spanish-speaking people, etc. These white ethnic groups in some areas have newer and more sophisticated leaders and organizations. Also, although housing discrimination against affluent Jews has declined in recent years, it remains a major problem among the poor of this religious minority.

4. Women's organizations, long proved to be powerhouses for bringing about social reform, including the League of Women Voters, YWCA, National Organization for Women, and others.

5. Labor unions, including some leaders and groups who have led the fight for low-income housing since the initiation of public housing under the New Deal, even while some members moved "higher up on the hog" and migrated to the suburbs. But in addition to the "old faithfuls," new leadership and unions are arising in many localities among the formerly unorganized -- the hospital and welfare workers, the garbage and trash collectors, service workers, men and women in hotels, restaurants and laundries, domestic help et al.

6. The "Elderly," including lower- and middle-income retirees who are caught on the one hand between inadequate fixed pensions -- even when supplemented with too slowly increasing social security benefits, and on the other by rising food, rental and medical costs and the general impact of inflation. Some will recall how a man named Townsend once put together a national lobby of the aged that demanded and got response from Congress, executive departments and the President of the United States.

7. The "Youthful," black and white alike, especially in the age bracket 18-21, who take on this year added and strategic importance in localities, states and the nation itself. They can prove to be strong allies in the struggle for racially and ethnically sound housing policies, local and national, even as they have played a pivotal role in the anti-war movement.

8. Enlightened leadership among business and industry, among real estate operators and home builders, property management concerns, banks and insurance companies. These groups have large stakes in the development of open communities in a free and open society. Their investment in the property of the inner city is often massive and many are

well aware that they cannot afford to have it imperiled by inevitable disruptions arising out of challenges to racial or ethnic exclusion, "forced" segregation and apartheid. Similarly, businesses located in the suburbs, or those considering such locations, are finding it increasingly difficult to cope with a problem of labor shortages and are beginning to realize that a stable, efficient work force demands suitable housing for employees reasonably near their jobs. Moreover, these business leaders know that blacks and other "colored" Americans, saturated with the promises and expectations held out by this nation, have reached a point where they will not take continued violation of their fundamental rights lying down.

9. The large numbers of individuals and organizations among the so-called white "silent majority" who believe in "fair play" and the "even break" when they are shown and really understand the facts and issues at stake, not by exhortation or castigation, but through the media, religious institutions, schools, clubs, unions, etc., and by the methods that big business and communications use, in development of which America leads the world.

10. Religious institutions of all faiths have shown signs of awakening and stirring to the "gospel" of open cities in a free and open society. They, too, have large stakes involved, both economic and spiritual. Their true constituents and spiritual leaders of courage should be identified and challenged to play their historical role in upholding right and opposing wrong.

11. Elected city, state and Federal officials, as well as governmental employees at all levels, must be enlisted in the struggle to shape

the American metropolis in accordance with the command of the Constitution of the United States, with its Bill of Rights, without regard to party affiliations.

12. And finally and most importantly, the skilled activists, researchers and lawyers represented among those forces on the housing and poverty "firing line" -- the hundreds of local and metropolitan open housing committees and centers working in communities and regions throughout the country; the various national organizations that specialize in expanding the supply of nonprofit, low-income and rural housing; such groups as the National Welfare Rights Organization and the National Tenants Organization; various research centers; special legal defense and civil liberties agencies and groups; and an impressive number of national public-interest organizations involved in the issue of housing rights for minorities and the poor.

NCDH suggests there are new and old possibilities among these groups for the marshalling of resources, manpower, womanpower, aged power and youthpower, looking toward the formation of ever broadening coalitions for action at Federal, state and local levels.

NCDH invites your reactions to this working paper. Meanwhile, we would like to suggest action each of our organizations may consider undertaking now:

1. Make your own analysis of the President's housing policy, in accordance with the policy of your organization.

2. Take a firm position that all Federal grants, aids, and subsidies for any purpose whatsoever from every department and agency, including the location of Federal installations, must

be conditioned on the provision of an adequate supply of housing for lower- and moderate-income families, open to all, and conceived and planned to expand housing choice throughout metropolitan areas, city and suburb. In the absence of such a metropolitan or local policy, national housing policy should insure that the Federal Government itself will construct the needed housing in any locality in the national interest, as was done during World I and World War II.

3. Make your presentations and stimulate action, using your customary contacts and channels.

4. Consider proposing to local chapters and branches that they compile information of total Federal expenditures in their localities for the past year, broken down by individual Federal agencies. (Resource: Federal Outlays Reports, published for each fiscal year by the Office of Economic Opportunity -- OEO. These reports, covering each state and giving dollar outlays broken down by Federal agency and program for each city with a population over 25,000, are available in public libraries.)

5. Share copies of communications and action proposals with NCDH, as we will share ours with you, and let us have your comments.

# # #

Report on Report 1971 ?

President Nixon's response in his television conversation Monday night, January 4, to a question suggested to his interviewers by NCDH indicates how crucial your role is to bringing about understanding and executive action on open housing and open communities by the Administration. Attached is a memorandum outlining earlier comments by the President and NCDH spokesmen and providing ample background for your efforts to educate the public in your communities and metropolitan areas about this crisis situation.

NATIONAL COMMITTEE AGAINST DIS-
CRIMINATION IN HOUSING, INC.
1865 Broadway
New York, N.Y. 10023
(212) 265-2780

HC

TO: Open Housing and Other Concerned Groups

FROM: Edward Rutledge and Jack E. Wood, Jr.
Executive Co-Directors

SUBJECT: RESPONSE TO NIXON ADMINISTRATION REGARDING OPEN HOUSING LAW ENFORCEMENT: A CALL TO ACTION

NCDH Recommendations & President's Response

On December 8, 1970, NCDH submitted a letter with recommendations to President Nixon (printed in the attached pamphlet) warning that only the President's unequivocal public commitment could resolve the "grave ambivalence" about "Federal action to enforce open housing and foster open communities" in his Administration. NCDH called upon the President personally to commit his Administration to "a comprehensive open housing and open communities policy." On December 9, NCDH made its recommendations public at a Washington, D.C., news conference that received wide coverage.

President Nixon's disappointing and negative response came the next day at his news conference:

Q. Mr. President, concerning Governor Romney's plan, to what extent does the Federal Government use its leverage to promote racial integration in suburban housing?

A. Only to the extent that the law requires. In two cases, as a result of acts passed by the Congress, that the Federal Government not provide aid to housing or to urban renewal where a community has a policy of discrimination and has taken no steps to remove it.

On the other hand, I can assure that it is not the policy of this Government to use the power of the Federal Government or Federal funds in any other way, in ways not required by law, for forced integration of the suburbs. I believe that forced integration in the suburbs is not in the national interest.

Call to Action

President Nixon's response foredooms vigorous enforcement of the law on open housing, paralleling the Eisenhower response to school integration. But the parallel stops there. Since 1950, open housing proponents have built up a body of law in the country in 374 cities and counties and 27 states. We have won a landmark Supreme Court decision (Jones v. Mayer Co.) outlawing racial discrimination in housing everywhere. A Federal fair housing law now provides specific tools to guarantee the same rights to all citizens, as do previous Administration's executive and administrative actions. But more important, we, the open housing forces, have built up a body of successful experience of integration in private and publicly-assisted housing throughout the country; a large body of public opinion in favor of open housing; and more than 2,000 groups in most of the states within the nation, working for open housing along with thousands of other local civil rights and public interest organizations. We have in stra-

tegically located metropolitan centers at least 35 professionally-staffed open housing centers working to make open housing a reality.

We cannot permit the reaction and regression that followed the 1954 school integration decision to be repeated in regard to the law on open housing. We call upon all of you immediately to demand Executive action for vigorous enforcement of the law.

We urge you to do the following:

1. Write or wire the President.

2. Send copies of your message to the President to your officials on city, county, state and Federal levels.

3. Call meetings in your cities and metropolitan areas to educate the general public about the disastrous effects the President's policies will have on your local programs.

4. Let NCDH know what action you have taken; send us copies of your letters, telegrams, etc.

This is just the beginning. We will maintain contact with you as together we work to turn the tide of reaction and appeasement. We cannot permit any Administration to halt and reverse the advances that have been achieved in the struggles of three decades. We cannot permit ourselves to be stopped or deterred. We must reach our common goal: a single united society in which all Americans can exercise the same rights and options in securing decent homes in locations of their choice and in enjoying the benefits accruing to communities from Federal dollars and programs.

We know we can count on your full and wholehearted cooperation at this juncture in our common struggle.

ER:JEW:BC

Encls.

P.S. We are enclosing a reprint of the full-page ad which NCDH placed in The New York Times of December 20th calling on our fellow citizens to join us in an appeal to the President for executive action for open housing and open communities.

We would be grateful to you and your membership for using the coupon in the ad to help us support NCDH's efforts.

You may wish to finance the placing of this ad in your local papers, and we are pleased to give you permission to use the copy in the ad if you wish.

Mr. President: We call on you to enforce the laws of the land.

All citizens of the United States shall have the same right, in every State and Territory, as is enjoyed by white citizens thereof to inherit, purchase, lease, sell, hold and convey real and personal property.

U. S. Congress
Civil Rights Act
April 9, 1866

...the general welfare and security of the Nation and the health and living standards of its people require...realization as soon as feasible of the goal of a decent home and a suitable living environment for every American family....

U. S. Congress
Housing Act
July 15, 1949

...the granting of Federal assistance for the provision, rehabilitation, or operation of housing and related facilities from which Americans are excluded because of their race, color, creed or national origin is unfair, unjust, and inconsistent with the public policy of the United States as manifested in its Constitution and laws....

Presidential Executive Order 11063
Equal Opportunity in Housing
November 20, 1962

No person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

U. S. Congress
Civil Rights Act
July 2, 1964

Sec. 804...it shall be unlawful—(a) To for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, or national origin.

(b) To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, or national origin.

Sec. 813 (a) Whenever the Attorney General has reasonable cause to believe that any person or group of persons is engaged in a pattern or practice of resistance to the full enjoyment of any of the rights granted by this title...he may bring a civil action in any appropriate United States District court....

U. S. Congress
Fair Housing Act
April 11, 1968

...when racial discrimination herds men into ghettos and makes their ability to buy property turn on the color of their skin, then it too is a relic of slavery....At the very least, the freedom that Congress is empowered to secure under the Thirteenth Amendment includes the freedom to buy whatever a white man can buy, the right to live wherever a white man can live. If Congress cannot say that being a free man means at least this much, then the Thirteenth Amendment made a promise the Nation cannot keep.

Supreme Court of the United States
Jones v. Mayer Co.
June 17, 1968

No Administration, if it is to maintain respect for law, can be selective in the enforcement of the law. For that reason, we urge that you personally declare this Administration's commitment to immediate, nationwide enforcement and implementation by all departments, and agencies of the Executive of the requirements of affirmative action for open housing and open communities in all Federal programs and activities concerned with housing and urban development.

NCDH Recommendations
to the President
December 7, 1970

Q. Mr. President, concerning [Secretary] Romney's plan, to what extent does the Federal Government use its leverage to promote racial integration in suburban housing?

A. Only to the extent that the law requires. In two cases, as a result of acts passed by the Congress, that the Federal Government not provide aid to housing or to urban renewal where a community has a policy of discrimination and has taken no steps to remove it.

On the other hand, I can assure that it is not the policy of this Government to use the power of the Federal Government or Federal funds in any other way, in ways not required by the law, for forced integration of the suburbs. I believe that forced integration in the suburbs is not in the national interest.

President Richard M. Nixon

Americans are excluded because of their race, color, creed or national origin is unfair, unjust, and inconsistent with the public policy of the United States as manifested in its Constitution and laws....

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November 20, 1962

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U. S. Congress
Civil Rights Act
July 2, 1964

Sec. 804...it shall be unlawful—(a) To refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate

...when racial discrimination herds men into ghettos and makes their ability to buy property turn on the color of their skin, then it too is a relic of slavery....At the very least, the freedom that Congress is empowered to secure under the Thirteenth Amendment includes the freedom to buy whatever a white man can buy, the right to live wherever a white man can live. If Congress cannot say that being a free man means at least this much, then the Thirteenth Amendment made a promise the Nation cannot keep.

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President Richard M. Nixon
News Conference
December 10, 1970

Mr. President: We think you missed the point. We don't ask that you "force integration." We only ask that you enforce the law.

National Committee Against Discrimination in Housing, Inc. (NCDH)
1865 Broadway
Tenth Floor
New York, New York 10023
(212) 265-2780

I support your call for action by the President.

I enclose my contribution for $_____ toward NCDH's research and urban action, public education and training and legal services programs.

I would like to be informed of the work of NCDH.

Name_____

Address_____

City_____ State_____ Zip_____

NCDH is in its 20th year as the only national citizens' group concerned wholly with housing/civil rights. Contributions are tax-deductible.

National Committee Against Discrimination in Housing, Inc. (NCDH)
1865 Broadway—New York, N.Y. 10023
Robert L. Carter, President
D. John Heyman, Chairman of the Board
Dr. Frank S. Horne, Chairman, Executive Committee
William H. Oliver, Vice-Chairman, Executive Committee
Edward Rutledge and Jack E. Wood, Jr.
Chief Executive Officers

Open Housing and Open Communities

NCDH Recommendations to the President of the United States

NCDH
NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC.
1865 Broadway, New York, N. Y. 10023

NCDH
1865 Broadway
New York, N. Y. 10023

December 7, 1970

THE PRESIDENT
The White House
Washington, D. C.

Dear Mr. President:

The National Committee Against Discrimination in Housing in early 1970 entered its third decade of national leadership toward a single, united society in which all Americans can exercise the same options in securing decent homes in locations of their choice and in enjoying the benefits accruing to communities from Federal dollars and programs.

NCDH developed the legal theory and documented the case for the 1968 U.S. Supreme Court decision. We have also documented the widening disparity of housing and job opportunities in cities and suburbs for minority citizens. We are now pursuing in the courts a landmark challenge to racially and economically exclusionary zoning.

Because of the 1968 Supreme Court decision and Congressional enactment in that year of the Fair Housing Act, you, Mr. President, are the first Chief Executive with a clear mandate to implement open housing law and lead the nation toward development of open communities.

At this point, two years after Court and Congressional action, and at the midpoint of your Administration, we must express our alarm at the apparent ambivalence within your Administration toward comprehensive and uncompromising enforcement of this mandate.

We know you will agree that no Administration can be selective in the enforcement of law. In that belief, we have set forth in the attached memorandum the requisite elements in an effective Federal program to enforce the 1968 Fair Housing Act, the 1968 Supreme Court decision, and the 1964 Civil Rights Act.

Only you, Mr. President, as the nation's Chief Executive, can insure evenhanded, thorough, and nationwide enforcement of the law as proposed here. To do less would be to confess to the nation that only selected laws must be obeyed, and ultimately to destroy respect for all law.

NCDH stands ready to assist your Administration in fulfillment of its responsibility and we would be pleased to meet with you if you so desire.

Respectfully,

EDWARD RUTLEDGE
Executive Co-Director

JACK E. WOOD, JR.
Executive Co-Director

NCDH Recommendations to the President

The National Committee Against Discrimination in Housing* has, since its founding in 1950, been the only national citizens' organization with the single goal of creating one society in which all Americans have the same options to secure decent housing in areas of their choice and to enjoy local community benefits created by Federal dollars and power.

In pursuing this goal, NCDH carries the principal responsibility in the private sector for monitoring and evaluating the effect of Federal policy and practice in all aspects of housing and urban development affecting advancement of constitutionally guaranteed citizen rights to decent, open housing.

Thus, shortly after its formation in 1950, NCDH warned that the discriminatory policies of FHA, VA, PHA, and later URA were establishing racial and economic segregation as a national institution; that these policies would inevitably institutionalize school segregation, exacerbate the economic and social disadvantages inflicted on minority citizens, further divide the nation along city-suburban lines, and ultimately destroy the viability of an increasingly urban society.

From 1950 to 1967, continuous negotiations with Federal agencies resulted in only minor reforms: elimination of the requirement of "racial homogeneity" from FHA's Underwriting Manual; announcement that FHA- and VA-acquired properties would be re-sold on a non-discriminatory basis; some revisions in URA's relocation policies; changes in PHA's site selection formula; issuance of Executive Order 11063; and other limited reforms.

In 1967, NCDH documented the extent of Federal responsibility for the separation of whites and blacks in America in a publication entitled *How the Federal Government Builds Ghettos*. The NCDH recommendations for change were based on the mandates of Executive Order 11063, Title VI of the Civil Rights Act of 1964, and the U. S. Constitution.

*NCDH includes some 50 national civil rights, civic, religious, and labor groups as national cooperating members and maintains an information network for some 2500 fair housing and allied local action groups across the nation. From its national headquarters in New York and regional offices in San Francisco, Washington, D. C., and Raleigh, N. C., NCDH conducts a nationwide program of research, legal and field services, and public education.

Finally, in 1968, the Congress and the U. S. Supreme Court provided a comprehensive mandate of laws which both outlawed all racial discrimination in housing everywhere and ordered affirmative Federal Executive action to overcome segregation. The Supreme Court upheld an 1866 law prohibiting racial discrimination in the sale or rental of all real property. Congress directed in the Fair Housing Act of 1968 (Title VIII of the Civil Rights Act) the affirmative pursuit of the goal of fair housing for all citizens by all Federal agencies and departments administering programs and activities relating to housing and urban development. Thus further legal authority was added to the power granted to the Executive in 1964 to prevent exclusion of any person for reasons of race from participation in the benefits of Federal programs.

Your Administration, Mr. President, was the first to take office under so strong a mandate for open housing and open communities. At this time, the midpoint in your Administration, we find that mandate has been compromised by tentative, selective, and inadequate enforcement.

A great deal has been accomplished in drawing of plans and tooling up for such enforcement within the U.S. Department of Housing and Urban Development.* However, it is obvious to us and to those across the land who share our concerns that, on an Administration-wide basis, grave ambivalence exists about Federal action to enforce open housing and foster open communities.

Your only statement on this matter as Chief Executive, that of March 24, 1970, served to permit, if not encourage, such ambivalence. The impression of minority citizens and of all those committed to enforcement of the law on open housing and open communities is that the rule of law in this matter, despite statute and despite Supreme Court decision, is negotiable. More damaging is the potential encouragement such ambivalence gives to those who would scorn the law.

No Administration, if it is to maintain respect for law, can be selective in the enforcement of the law. For that reason, we urge that you personally declare this

*NCDH has worked constantly to provide HUD with the technical assistance our experience and our constituency have amassed.

Administration's commitment to immediate nationwide enforcement and implementation by all departments and agencies of the Executive of the requirements of affirmative action for open housing and open communities in all Federal programs and activities concerned with housing and urban development.

Such a statement would recognize three key principles inherent in the 1968 and 1964 civil rights laws and the 1968 U.S. Supreme Court decision:

1. *Title VIII places in* HUD *and the Department of Justice full responsibility for creating open access to the entire housing market, public and private.*

2. *The Federal government bears responsibility not only to prevent future discrimination in housing but also to undo the destructive effects on minority citizens that such past discrimination, largely supported by the Federal government, has had on urban development patterns and the quality of life for all citizens.*

3. *Reversal of the present irrational pattern of separation of black and white, rich and poor, requires alteration of the total process of development together with redress of denials of housing rights to individuals.*

To implement public commitment of your high office to enforcement of the law on open housing and open communities, NCDH specifically recommends the following actions by Federal departments and agencies as essential to practical progress in enforcing existing law.

1. **The conditioning of all Federal assistance to communities, including Federal facility site selection, on the provision of housing at all levels of income, open to all, and conceived and planned to expand housing choice throughout every Standard Metropolitan Statistical Area (SMSA) as well as within every individual community.**

   a) The operative power of HUD, the Department of Transportation, and the General Services Administration is enormous because demands for funds for Federal programs such as water and sewer grants, community facilities, open space, metropolitan planning, highways, and public works far exceed appropriations. Thus all departments continually must choose among communi-

ties according to various standards for award of funds.

Section 808(d) of the Fair Housing Act of 1968 states that "All executive departments and agencies *shall* administer their programs and activities relating to housing and urban development in a manner affirmatively to further the purposes of this title . . ." Section 808(e)(5) of the Act also imposes directly on the Secretary of HUD the same duty to administer the programs of that agency "affirmatively to further the purposes of this title." Section 801 declares "the policy of the United States to provide . . . for fair housing throughout the United States."

Regulations implementing these requirements should be issued. Such regulations ought to embody a minimum standard of compliance with all provisions of the 1968 Fair Housing Act and Title VI of the 1964 Civil Rights Act, including positive evidence of acceptance of federally subsidized low- and moderate-cost housing, and should be applied without exception to all communities of all sizes and in all areas of the nation. The minimum standard would require elimination of all restrictive land-use devices such as large-lot zoning, minimum cost requirements, bars to multi-family units, and restrictive building codes which could operate to exclude lower-income households and minority residents.

When further choices must be made among complying communities for award of Federal funds, those communities which have according to quantitative standards most fully implemented the mandate of open housing and open communities should be given preference.

b) The particularly powerful role of the General Services Administration as the selector of sites for federally owned or leased facilities places a special responsibility on that agency. The Executive Order for GSA site selection (No. 11512) should be strengthened to require that a community provide a fully open housing market and housing – with HUD cooperation as needed – for low- and moderate-income employees and potential employees of any Federal agency or department locating in a community. The provision of such housing should be a minimum standard which, unless adhered to, would bar the selection of a community as the site of any Federal installation.

c) The Justice Department has an obligation to seek a remedy in court when a community refuses to accommodate low- and moderate-income housing or otherwise affirmatively comply with the requirements of the Fair Housing Act of 1968 and the Civil Rights Act of 1964.

The Attorney General is specifically charged to act in cases of patterns or practices of discrimination in violation of the 1968 act. To date, the Department has channeled its resources to challenges of practices of discrimination – usually by one or more realtors in the private market. Patterns of discrimination, which are most often a combination of public and private action or inaction, have not been widely challenged.

The Department ought to intervene wherever such a pattern of discrimination, particularly that caused by zoning and land-use and construction practices, effectively excludes federally assisted housing for low- and moderate-income families. As examples, the Department ought immediately to intervene in Black Jack, Mo., as requested by HUD and in Union City, Calif., as requested by NCDH.

2. The next most powerful tools in the Federal arsenal for enforcement of the open housing law are the federally assisted housing programs under HUD's administration.

a) HUD must without exception be governed in selection of sites and of tenants and/or owners by a single standard that requires expansion of housing opportunity outside racial concentrations and economically disadvantaged areas throughout SMSAs as well as within communities within SMSAs.

Equal opportunity site and tenant selection regulations now apply only to low-rent public housing. Such regulations must be applied uniformly

to all assisted housing programs. Most crucial to an open communities policy are the Section 235 and 236 programs because of Federal reliance on these to provide the greatest share of lower-income housing specified in the 1968 housing goals.

Present policy permits HUD to require opportunity-producing sites for one Federal program while at the same time permitting segregation-producing sites for other programs.

b) Successful application of equal opportunity tenant/owner selection policies requires a creative and comprehensive metropolitan affirmative marketing program designed to expand greatly the contact of minority citizens throughout the area with available housing options. Specific affirmative marketing plans must be a pre-condition of award to all developers – community, non-profit, or private – of all federally assisted housing.

c) Every Model Cities program must be required to include specific housing alternatives for the model neighborhood's residents outside the neighborhood as well as a program to inform the community of these options and the benefits, such as employment and educational possibilities, which may accrue. Sponsors of federally assisted housing must be required to market their developments in model neighborhoods as part of this program.

The Office of Economic Opportunity community action and legal services programs ought also to be required to inform inner-city residents of their rights under the open housing law and of realistic options available in the public and private housing markets.

OEO's cutback of its very minimal open housing program support in Los Angeles and Akron, Ohio, ought to be restored and the program expanded to other areas. The right of the poor to the same housing options as other citizens must be treated by OEO with the same priority as that properly accorded the rights of tenants vis-a-vis public and private landlords.

d) Operation Breakthrough regulations should be enforced to insure that its innovative developments are planned and executed to include persons of all races and incomes and thereby contribute to the inclusiveness of the community in which the project is located.

e) HUD Mortgage Insurance Program benefits to private developers have continued relatively free of Federal regulation respecting discriminatory practices and policies. It is incumbent (and past due) on the Federal government under Title VIII and Executive Order 11063 to move beyond mere receipt of assurances of nondiscrimination to specific affirmative actions designed to reach the minority homeseeker.

FHA developers must be required affirmatively to market their housing among minority consumers according to a plan approved by HUD.

FHA developers must be required to hire minority salesmen and promotional staff to effectuate the affirmative marketing program. (The consent order entered in Federal district court in Richmond, Va., in the Lake Caroline case included requirements similar to these.)

FHA should monitor all developers, brokers, and lenders utilizing the mortgage insurance program and bring action where violations of law are found.

3. HUD and Justice carry specific responsibilities concerning the private market in the existing housing supply which is regulated by the complaint and pattern and practice sections of the 1968 open housing law. These responsibilities are not being met.

Title VIII requires that "wherever a state or local fair housing law provides rights and remedies for alleged discriminatory housing practices which are substantially equivalent to the rights and remedies of this title, the Secretary (of HUD) shall notify the appropriate state or local agency of any complaint filed. . . ." The Secretary must then give the state or local enforcement agency 30 days to take action. Title VIII also provides that "in no event shall the Secretary take further action unless he certifies that in his judgment . . .

the protection of the rights of the parties or the interests of justice require such action."

Expeditious handling of complaints is, of course, vitally important. Individual rights under law must be protected, and violations of those rights redressed. However, NCDH experience has shown that *primary reliance* on the individual complaint procedure as the means of ending discrimination is unrealistic and ineffective.

Title VIII makes provision for a variety of additional implementation procedures, including informational and educational activities and, most importantly, institution by the Department of Justice of court actions to eliminate "patterns or practices" of housing discrimination.

a) In order to achieve maximum progress in opening the private market, regulations governing the referral of individual complaints to state and local agencies, and the basis upon which such complaints may be recalled for action by HUD, must be published and disseminated to the general public at once.

b) HUD should initiate and carry forward a series of public hearings in metropolitan areas across the country to expose the devices used to perpetuate and extend housing segregation, including the effect of exclusionary land-use controls and construction codes; the linkage between housing, employment and educational opportunities; and real estate marketing and financing practices. Such hearings would not only educate the public but would also uncover areas where pattern and practice suits should be instituted.

4. **Priority should be given to the operation of the federally supervised mortgage finance industry. Savings and loan associations and commercial and mutual banks are almost all chartered, regulated, and supervised by one or another of the Federal banking agencies. Yet, no significant action has been taken by the Federal Home Loan Bank Board, Federal Deposit Insurance Corporation, Comptroller of the Currency, and the Treasury Department under Title VIII.**

a) Such Federal agencies should be required to monitor their member institutions to eliminate and prevent discriminatory practices and policies with respect to the making of loans and the terms and conditions applied.

b) Those agencies which regulate the mortgage finance industry must also be required to adopt affirmative programs to promote equal opportunity among their member institutions.

5. **The Office of Federal Contract Compliance of the Department of Labor in a February 5, 1970 order (No. 4) set forth 10 items to be analyzed by nonconstruction contractors in analyzing problem areas for development of action programs. Listed as inhibiting minority employment are "lack of access to suitable housing" and "lack of suitable transportation."**

The dollar and personnel power of service and supply contractors to all government agencies requires that they be brought under affirmative action requirements of Title VIII of the 1968 Civil Rights Act. Special regulations ought to be issued and enforced which require the overcoming of the lack of access to suitable housing as part of contract compliance.

6. **The HUD Secretary, as indicated above, has authority under the statute to require affirmative administration to further the purpose of fair housing in all housing and urban development-related programs by all agencies and departments. However, it is unlikely that all agencies of government will, in fact, accept the operating authority of the one department chief over vital elements of their programs.**

Therefore, in view of the magnitude and complexity of the Federal establishment, we see as necessary the issuance by you, Mr. President, of an Executive Order requiring the formulation, implementation, and adherence by all departments and agencies to a Federal open housing/open communities program as mandated by law.

(Note: NCDH also submitted to the President a copy of a *Memorandum on the Power of the Department of Housing and Urban Development to Bar All Forms of Federal Aid to Local Communities Which Use Local Law to Achieve Discriminatory Effects,* which had been prepared at the request of Senator Walter F. Mondale, Chairman, U. S. Senate Select Committee on Educational Opportunity.)

Additional copies 10¢ each
From: NCDH
1865 Broadway
New York, N. Y. 10023

NCDH

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NATIONAL COOPERATING ORGANIZATIONS

Amalgamated Clothing Workers of America, AFL-CIO
American Baptist Convention
American Civil Liberties Union
American Ethical Union
American Federation of Labor-Congress of Industrial Organizations
American Federation of Teachers, AFL-CIO
American Friends Service Committee
American Jewish Committee
American Jewish Congress
American Veterans Committee
Americans for Democratic Action
Anti-Defamation League of B'nai B'rith
Brotherhood of Sleeping Car Porters, AFL-CIO/CLC
Commonwealth of Puerto Rico, Department of Labor, Migration Division
Congress of Racial Equality
Friendship House
Industrial Union Department, AFL-CIO
International Ladies' Garment Workers' Union, AFL-CIO
International Union of Electrical, Radio and Machine Workers, AFL-CIO
Jewish Labor Committee
League for Industrial Democracy
League of Women Voters of the United States
The Methodist Church
NAACP Legal Defense and Educational Fund, Inc.
National Association for the Advancement of Colored People
National Association of Housing Cooperatives
National Association of Negro Business and Professional Women's Clubs
National Catholic Conference for Interracial Justice
National Community Relations Advisory Council
National Council of Churches of Christ
National Council of Jewish Women
National Council of Negro Women
National Education Association
National Urban League
Oil, Chemical and Atomic Workers International Union, AFL-CIO
Scholarship, Education and Defense Fund for Racial Equality
Service Employees International Union, AFL-CIO
Southern Regional Council
Sponsors of Open Housing Investment, Inc.
Synagogue Council of America
Union of American Hebrew Congregations
Unitarian Universalist Association
United Auto Workers of America
United Church of Christ
United Housing Foundation
United Steelworkers of America, AFL-CIO
Young Women's Christian Association

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC.

1865 Broadway
New York, N. Y. 10023
(212) 265-2780

April 25, 1972

Robert L. Carter
President

D. John Heyman
Chairman,
Board of Directors

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Honorary Chairman

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Chairman,
Executive Committee

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(415) 771-8400

Dear Friend:

I am writing to you and other key leaders involved in housing/civil rights concerns to inform you of recent and extremely important developments affecting the future operation of NCDH.

First, with genuine regret I report that on April 1 Edward Rutledge left the post of NCDH chief executive officer to join the Metropolitan Applied Research Center (MARC), where he has been appointed Senior Fellow and will be advising Dr. Kenneth B. Clark and his associates on an expanded effort in housing and related matters. After eight years of executive leadership, Mr. Rutledge leaves to NCDH a legacy of total commitment, wise direction, and proud accomplishment. With sincere gratitude, we wish him Godspeed.

At the same time, I am indeed pleased to announce that an eminently qualified successor has been named, following a wide and intensive search conducted over a period of five months.

On April 1, Edward L. Holmgren assumed the duties of executive director of NCDH. Ed Holmgren is recognized as a most experienced and highly qualified housing/civil rights professional. He has been a dedicated and effective board member and chairman of the NCDH Education and Program Committee for several years. As executive director of the Leadership Council for Metropolitan Open Communities in Chicago, his work has drawn national attention. He brings to NCDH a varied background in the human relations field, sophisticated knowledge of urban problems, and extensive experience in program development and executive leadership. I know you will want to join in welcoming him and pledging your wholehearted cooperation as we move forward in pursuit of NCDH's goal of open housing and open communities. During April, Mr. Holmgren is spending several days each week at our offices in New York while winding up his obligations to the Chicago Leadership Council. On May 1, he will take up full-time direction of NCDH.

I am also pleased to report that Harold Fleming, president of The Potomac Institute and an outstanding leader in human relations and urban affairs, has been named as chairman of the NCDH Board to succeed D. John Heyman, whose resignation from that office was accepted with deep regret the end of January.

NCDH is a publicly-supported organization, and contributions are tax deductible.

As you know, for the past year NCDH had been confronted by the most serious and crippling financial crisis in its 20-year history, forcing sharp reduction of staff, curtailment of many services, suspension of publication of TRENDS IN HOUSING and other educational and program materials, and similar retrenchment down the line. It is extremely gratifying to be able to report that before Ed Rutledge left that crisis was surmounted. The deficit was markedly reduced and, while additional operating funds must still be raised, grants assuring the major portion of our general budget for the next two years were approved. Thus, the new administration is not only in a position to resume basic NCDH services to the nation's open housing movement, but, indeed, expansion of important program activities is anticipated.

You will receive more detailed information about these developments in upcoming issues of TRENDS, as publication is resumed with the issue now on the press. Meanwhile, I am enclosing the text of our press announcements regarding the change in executive leadership.

In case you would like to be in touch with these colleagues, Edward Holmgren can be reached at the above address, and Edward Rutledge's new location is 322 East 44th Street, New York, N.Y. 10017 - phone: (212) 689-3296.

With best regards.

Sincerely,

Robert L. Carter

Robert L. Carter
President

Encls.

TEXT OF NCDH PRESS ANNOUNCEMENT - March 6, 1972

NEW YORK, March 6 -- Edward Rutledge, chief executive officer of the National Committee Against Discrimination in Housing (NCDH), has been named a Fellow of the Metropolitan Applied Research Center (MARC).

Mr. Rutledge, who since 1964 has directed the only national private, public interest organization concerned wholly with civil rights aspects of housing and development, will leave NCDH to take up his new responsibilities as housing consultant to MARC April 1, according to a joint announcement today by Dr. Kenneth B. Clark, MARC president, and Robert L. Carter, president of NCDH.

"Forest Hills, Riverdale, Pontiac, Mich., Black Jack, Mo., and Mahwah, N.J., are chilling evidence of the national retreat to a new racism," Dr. Clark said. "Under Mr. Rutledge's direction, NCDH has been the national leader in forging the laws and tools that can effectively stem racial residential segregation.

"Mr. Rutledge's appointment by MARC signals our determination to strengthen our challenge to racial segregation in housing in the face of escalating denial of housing rights to black, Spanish-speaking and all minorities--and in the reality of the present climate of regressive civil rights patterns indicated by the anti-busing proposals emanating from the Executive and Legislative branches of the Federal government."

The fact-finding role of MARC guided by core research staff includes research and studies in such relevant areas as economic opportunities, education, housing, health and welfare services and the participation of college and high school students in summer and year-round internship programs. The core research and action staff is augmented by visiting Fellows who are leaders in the civil rights movement, in politics and public affairs, or in the academic world. Their tenure is devoted to research and study and to participation in seminars and colloquia on analysis of strategy to stimulate cross-fertilization of scholarship and action.

Former MARC Fellows included such distinguished civil rights leaders as The Rev. Dr. Martin Luther King, Jr., Vernon E. Jordan, Jr., now director of the National Urban League, and the Rev. Andrew Young, former staff director, Southern Christian Leadership Conference.

After nine years as housing director of the New York State Commission for Human Rights implementing the state's pioneering open housing law, Rutledge became head of NCDH in 1964. During his eight-year tenure, NCDH:

* Led the legal battle that won the 1968 U.S. Supreme Court decision outlawing all racial discrimination in housing everywhere;

* Laid the constitutional and technical groundwork for the 1968 Federal Fair Housing Act;

* Developed and won the initial court tests of local government's usage of economically exclusionary zoning to bar racial minorities;

* Focused national attention on the interrelationship of job and housing access for minorities; (A preliminary report on job/housing access in five regions published in 1967 led to a $480,000 Carnegie Corporation of New York grant for a study of the tri-state New York region, the most comprehensive investigation of the employment/residence link undertaken to date in any metropolitan area.);

* In its role of advocate for minority citizens vis-a-vis Federal housing agencies, pressed for reforms to provide the same options in all programs for minorities as accorded without question to the white majority;

* In a San Francisco Bay Area research-demonstration project, that received substantial Federal funding, developed the rationale for and initiated development of a regional governmental mechanism linking housing to all aspects of urban development: economic, educational, environmental;

* Redirected the focus of a fragmented, generally middle-class fair housing movement to emphasize open housing opportunities for all minority citizens of all incomes.

In 1962, as chairman of the Commission on Housing and Urban Life, National Association of Intergroup Relations Officials, Rutledge initiated the precedent-setting Princeton Conference on Equal Opportunity in Housing, the first joint conference of national leaders in the building and home finance industries, Federal housing officials, and civil rights leaders. The Conference, which received the first Ford Foundation grant to the open housing effort, is credited with finally securing the issuance of President Kennedy's 1962 Executive Order barring racial discrimination in federally-assisted housing.

From 1945 to 1955, Rutledge served with various Federal agencies, including Federal Housing and Public Housing Administrations, directing race relations programs in New England, the Middle Atlantic states, the Pacific Northwest and the 11 Western states. He has also been a consultant to public and private agencies, in addition to holding research and teaching positions at Colorado State University, Cornell University, from which he was graduated, and the University of Missouri, from which he earned a Master's degree in land economics.

Rutledge, 56, lives in Croton-on-Hudson, New York. He is married to the former Renata Semich and has four children.

# # #

TEXT OF NCDH PRESS ANNOUNCEMENT - March 14, 1972

NEW YORK, N.Y. March 14 -- Edward L. Holmgren, executive director of the Leadership Council for Metropolitan Open Communities, Chicago, has been named executive director of the National Committee Against Discrimination in Housing (NCDH).

Holmgren's appointment as chief executive officer was announced today by NCDH president Robert L. Carter, the committee's chief policy officer.

"The personal commitment being made by a professional of Mr. Holmgren's experience to NCDH, the only national organization concerned wholly with civil rights aspects of housing and urban development," Carter said, "is particularly significant in the face of overwhelming statistical, emotional and public policy evidence of the deepening failure of the national will to pursue equal rights for all citizens. NCDH as the nation's central focus in the battle to stem racial residential segregation refuses to surrender to the resurgence of repressive racist forces."

Holmgren, who has headed the Chicago agency since its creation in 1966 to implement the open housing agreement between Chicago's power structure and civil rights activists led by the Rev. Dr. Martin Luther King, Jr., succeeds Edward Rutledge, who has been named a Fellow of the Metropolitan Applied Research Center (MARC). Rutledge has been NCDH's chief executive since 1964.

Carter also announced the election of Harold C. Fleming, president of The Potomac Institute, Washington, D.C., as NCDH board chairman, the organization's number two policy post. Fleming succeeds New York Foundation president D. John Heyman, NCDH board chairman since 1968. Fleming has also served as executive director, Southern Regional Council; acting deputy director, U.S. Community Relations Service, and a White House civil rights consultant.

Holmgren has had two decades of professional experience in direction of open housing programs of public and private agencies. Before undertaking the Chicago Leadership Council assignment, Holmgren was executive director, Baltimore, Md., Neighborhoods, Inc.; housing director of the Chicago Urban League; and director of the Chicago regional housing opportunities program of the American Friends Service Committee.

He has also served on the staff of the Chicago Housing Authority and as a consultant to the President's Committee on Equal Opportunity in Housing, the U.S. Office of Economic Opportunity, and the VISTA program. Holmgren has for many years been a member of the NCDH board and has been chairman of its program and education committee. He is a former chairman of the Commission on Housing and Urban Life, National Association of Intergroup Relations Officials, and vice president of the Chicago area's Metropolitan Housing Development Corporation, which was an outgrowth of Leadership Council programs. He attended the University of Chicago.

NCDH, which includes some 50 civil rights, religious, labor and civic groups as cooperating national organizations, maintains its national headquarters in New York City and a western regional office in San Francisco.

# # # #

In these times
of rampant mistrust
and mindless rhetoric
the National Committee Against Discrimination in Housing
respectfully submits for your examination
its reading of

THE ESSENTIALS

"I have a dream . . ."

". . . there are but two chances for the future: the Negroes and the whites must either wholly part or wholly mingle."

"The time is short,
the hour is late,
the matter is urgent.
It is not incumbent upon us
to complete the task;
but neither are we free to desist
from doing all we can."

"Today,
in the very eye of the storm
of the Negro revolution,
the ghetto stands –
largely unassailed –
as the rock upon which rests
segregated living patterns
which pervade . . . almost every phase of . . .
Negro-white relationships."

"Dogs don't bite at the front door."

"Racial discrimination in housing is a relic of slavery . . ."

"Those who profess to favor freedom, and yet deprecate agitation, are men who want crops without plowing up the ground. They want rain without thunder and lightning."

"If there were no NCDH, we would have to invent one."

ESSENTIAL
IDEAS

I have a dream . . .

MARTIN LUTHER KING, JR. (1963)

For nearly two decades the National Committee Against Discrimination in Housing (NCDH) has been pursuing its particular version of the American dream. It is the same dream Martin Luther King apostrophized at the March on Washington in 1963, the dream that has sped millions of aspirants to our shores. In essence, NCDH envisions a truly open society in which every American has the opportunity both to move *out* (of the ghetto) and *up* (the economic ladder). Its programs point toward a future in which neither poverty nor discrimination will restrict a man's life chances. This dream is shared by a vast majority of Americans, both black and white; yet it remains unrealized. Thus far our reach exceeds our grasp.

ESSENTIAL IDEAS

. . . there are but two chances for the future: the Negroes and the whites must either wholly part or wholly mingle.

ALEXIS DE TOCQUEVILLE (1833)

Long before Negro Emancipation, the canny Frenchman de Tocqueville foresaw the American dilemma: either we wholly part or we wholly mingle. Today there are persons of both races who would opt for some form of apartheid. In effect, they are saying the American dream is dead, that Israel Zangwill's turn-of-the-century description of America as "God's crucible" is obsolete. NCDH thinks not. Everything it says and does is aimed at providing more oportunities for Americans to mingle. NCDH believes that the rebirth of the nation's cities and the recharging of American principles require: 1) equality of opportunity in the total housing supply and, therefore, a complete turn-around of historic patterns of segregation; 2) massive additions to the supply of low- and moderate-income housing, dispersed throughout the cities and their suburbs; and 3) effective social and economic programs to improve the conditions of life for people who live in the ghetto, as we work toward an open, ghetto-free society.

ESSENTIAL IDEAS

The time is short,
the hour is late,
the matter is urgent.
It is not incumbent upon us
to complete the task;
but neither are we free to desist
from doing all we can.

THE ETHICS OF THE FATHERS

BEST COPY AVAILABLE

NCDH is aware that a dream long deferred ultimately turns into a dream denied. It is considerably later than most people think, each day the wall between Negroes and whites grows higher. Whites continue their stampede to the suburbs, and the black ghettos grow apace. NCDH therefore seeks to strike a note of urgency in all its programs and utterances. It is not a "gradualist" organization; it demands immediate measures, within our Constitutional framework, to bring about massive desegregation – before the wall grows too high to scale.

ESSENTIAL IDEAS

Today,
in the very eye of the storm
of the Negro revolution,
the ghetto stands –
largely unassailed –
as the rock upon which rests
segregated living patterns
which pervade... almost every phase of...
Negro-white relationships.

A HOUSING PROGRAM FOR ALL AMERICANS, NCDH (1964)

Segregated housing is the heart of the matter. So long as we have separate housing, we will continue to suffer from all the other "separates" that accompany it: separate schools, separate playgrounds, separate hospitals, separate job opportunities, even separate shopping facilities. Meanwhile, the children of both races, living on their separate islands, grow up to take segregation for granted; this peculiar institution is thought to be "natural" by those who have never been exposed to an alternative way of life. Housing segregation thus becomes the sour grape that sets each new generation's teeth on edge.

A quarter of a century ago Gunnar Myrdal warned Americans that residential segregation was "basic" to most other forms of segregation. NCDH agrees. For two decades it has been making every effort to convince the nation that where one lives largely determines the quality of one's life.

ESSENTIAL
IDEAS

Dogs don't bite at the front door.

A SAYING OF THE SLAVES

The black ghetto is society's back door; the first thing a resident learns there is to make-do with second best, or worse. The ghetto is frequently a place where schools don't teach, policemen don't protect, and landlords don't repair. Increasingly, too, it is where the jobs don't last—as industry moves out to the suburbs. NCDH understands that the conditions of life in the ghetto need to be vastly improved, but it believes that the nation's primary thrust should be toward dispersion, toward the day when every American has a front door.

ESSENTIAL IDEAS

Racial discrimination in housing is a relic of slavery . . .

U.S. SUPREME COURT (1968)

In June 1968, the U.S. Supreme Court, in a landmark decision, upheld a century-old law banning racial discrimination in housing. The sweeping decision was based in large part on a brief submitted to the Court by NCDH, joined by three of its member agencies—the Anti-Defamation League, NAACP and the American Jewish Congress. This ruling, together with the fair housing law passed by Congress last year, provides major opportunities for desegregation. The key is proper enforcement, a goal to which NCDH resources are wholeheartedly committed.

ESSENTIAL IDEAS

Those who profess
to favor freedom,
and yet deprecate agitation,
are men who want crops
without plowing up the ground.
They want rain
without thunder and lightning.

FREDERICK DOUGLASS (1849)

NCDH is not a "thunder and lightning" organization, but it recognizes that the growing mood of violence throughout America is in large measure a consequence of pervasive segregated living patterns. Therefore, the way to oppose violence is not by retreating into despair or anger—a mental suburbia—but by redoubling one's attack on the forces that aid and preserve segregation, the cause of so much suffering and the crucible of so much violence.

ESSENTIAL IDEAS

If there were no NCDH, we would have to invent one.

A FAIR HOUSING VOLUNTEER (1969)

NCDH is the only national organization working exclusively to end residential segregation; the only national organization that articulates a comprehensive national strategy for desegregation; the only national organization that keeps in direct touch with the thousands of fair housing organizations throughout the country; the only national organization that puts consistent and concentrated pressure on the federal agencies whose collective housing policies can make or break segregation. In short, in the long and at times heartbreaking struggle for racial justice, NCDH has become an essential element.

ESSENTIAL SERVICES

NCDH's work is beamed toward every segment of society. It functions as a clearinghouse of information, a provider of technical assistance, a catalyst for new techniques and approaches, a research and fact-finding arm of the open housing movement, a legal service, and a consultant to business, government agencies and other groups. NCDH services include:

- *Continuous interpretive coverage of events* affecting open housing. TRENDS IN HOUSING, its monthly publication, is the only national periodical devoted exclusively to the housing/civil rights field and is widely recognized as a standard resource.
- *Technical assistance to major employers* to insure access to housing for workers, and to help industries implement their commitment to fair employment by generating an equally strong commitment to fair housing. At present, and in cooperation with the Carnegie Corporation, NCDH is embarked on a major half-million-dollar study that will relate

housing patterns to job opportunities. Preliminary research has already made it clear that new job opportunities are multiplying in precisely those areas where minority groups are not permitted to live—that is, in the suburbs. Meanwhile, underemployment and unemployment in ghetto areas is upwards of 25 per cent, while jobs in suburbia go begging.

● *Stimulating the formation of metropolitan fair housing centers.* These are professional organizations dedicated to desegregation in their metropolitan areas. NCDH pioneered in developing and promoting the "metro," or urban-suburban concept, and has helped many of the new metros to get started. There are now some fifteen metros scattered from coast to coast.

● *Legal counsel* on constitutional questions and involvement in significant, precedent-setting litigation. NCDH's major role in the Supreme Court Decision of 1968—"Racial discrimination in housing is a relic of slavery"—is typical. In California NCDH joined with others in a successful effort to overturn Proposition 14 (the "segregation amendment" to the State Constitution) in the courts.

● *Consultation with government agencies* on laws,

procedures and regulations relating to desegregation. NCDH was first to point out the President's powers to effect desegregation. It laid the legal groundwork and led the public fight that finally resulted in President Kennedy's 1962 Executive Order which banned discrimination in all new federally-subsidized housing. Similarly, NCDH's technical advice and recommendations to leaders in government helped to make possible the sweeping fair housing law passed by Congress last year. In addition, NCDH works with the Department of Housing and Urban Development (HUD) and the Office of Economic Opportunity (OEO) on guidelines and enforcement procedures. To maintain close liaison with these and other vital agencies, NCDH has opened a Washington office.

- *Technical planning assistance* to national, state and community organizations in the development of open housing programs—particularly as regards Model Cities, urban renewal, public housing and other programs affecting racial patterns of residence. As a result, an increasing number of city planners are, for the first time, including desegregation concepts in their blueprints for future urban development.

● *Innovation.* NCDH frequently experiments with, and establishes the validity of, techniques of desegregation. In 1963 in New York it organized Operation Open City, a bold new program to help Negro families find decent housing outside the ghetto. Later turned over for sponsorship to the Urban League of New York, Operation Open City has helped more than 4,000 families move out of the ghetto. On a larger scale, NCDH is serving as coordinator in the San Francisco Bay area in a broad, multi-organizational attack on segregation. The purpose, under the terms of the HUD contract, is to develop and demonstrate new techniques of ghetto dispersion.

● *Assistance to volunteers and professionals.* NCDH is in touch with some 2,000 voluntary fair housing groups. It reaches these groups through TRENDS and other publications, special consultation services, and through its national headquarters, its Washington bureau, and its new Western field office. In addition, NCDH sponsors regional and national conferences, including training sessions for both volunteers and professionals.

ESSENTIAL PEOPLE

From the beginning, both the staff and the board of NCDH have reflected the organization's commitment to an open, pluralistic society. Charles Abrams was the first NCDH President, followed by Robert C. Weaver, George R. Metcalf, and Robert Carter. D. John Heyman is the present Chairman of the Board, and Edward Rutledge and Jack E. Wood, Jr., are Executive Co-Directors. Myrna Loy and Carl T. Rowan are Co-Chairmen of the NCDH Advisory Council.

ROBERT L. CARTER
NCDH President

D. JOHN HEYMAN
NCDH Board Chairman

ROBERT L. CARTER is a Fellow of the Urban Center at Columbia University and an Adjunct Professor at the New York University School of Law. His distinguished career in law, civil rights and housing includes twelve years as General Counsel for the NAACP, during which time he personally argued and won many landmark cases before the United States Supreme Court. Mr. Carter is a member of the (New York) Mayor's Judiciary Committee and also of the Mayor's Special Committee on Racial and Religious Prejudice. He is Vice-Chairman of the New York City Community Action for Legal Services, Inc., and Vice-President of the Northside Center for Child Development. His scholarly articles have been widely published in books, and in both professional and non-professional journals.

D. JOHN HEYMAN is President of the New York Foundation and Vice-President of the International Committee Against Mental Illness. He serves on numerous boards and committees: he is Vice-Chairman of the National Scholarship Service and Fund for Negro Students; on the Executive Committee of the State Communities Aid Association; and a member of the Boards of Directors of the New York City Urban Coalition, the New York University Medical Center, and Tougaloo College. From 1962 to 1965 Mr. Heyman was Executive Officer for the New York City Rent and Rehabilitation Administration. Prior to that he served as Director of Operations for New York City's Conservation Program.

ESSENTIAL PEOPLE

EDWARD RUTLEDGE
NCDH Executive Co-Director

JACK E. WOOD, JR.
NCDH Executive Co-Director

EDWARD RUTLEDGE has directed programs in urban renewal, migration, and employment for more than 20 years. Before joining NCDH in 1964 Mr. Rutledge had served for a decade as Housing Director for the New York State Commission for Human Rights, the nation's largest state agency operating in the housing/civil rights field. During this same period Mr. Rutledge was technical advisor to the Commission's 40-member Housing Advisory Council composed of leading builders, bankers, real estate brokers, and representatives of various public-interest groups. Earlier, Mr. Rutledge directed racial relations programs

with various agencies of the Federal HHFA (HUD's predecessor), and was West Coast Regional Director, President's Committee on Fair Employment Practices. Mr. Rutledge is consultant to the National Association of Housing and Redevelopment Officials and a past president of the National Association of Intergroup Relations Officials (NAIRO). A former Professor of Land Economics, he has written many articles dealing with housing and community development.

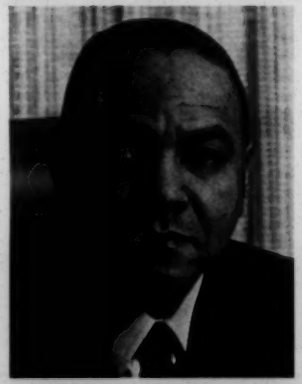
JACK E. WOOD, JR., came to NCDH in 1964 but he has been fighting for fair housing and civil rights all of his adult life. He has first-hand knowledge of the processes of government in the housing field, on both a local and national level. Prior to his coming to NCDH Mr. Wood served as Director of Housing for the New York City Commission on Human Rights. For several years he was National Housing Secretary for the NAACP, and had previously directed relocation and management programs for various renewal and slum clearance projects in the New York City area. Frequently consulted by leaders in both government and the private sector, Mr. Wood has served as a consultant to the White House on housing and civil rights and to the Committee on Economic Development. He is a member of the Urban Coalition's Task Force on Equal Opportunity in Housing, of the Advisory Committee of Urban America, Inc., of the National Association of Housing and Redevelopment Officials, and of the Board of Directors of the National Housing Conference.

ESSENTIAL PEOPLE

MYRNA LOY
Co-Chairman,
NCDH Advisory Council

MYRNA LOY, star of stage and screen, has served as Co-Chairman of the NCDH Advisory Council for the past 10 years. Throughout her adult life, Miss Loy has combined her professional career as an actress with volunteer service in public-interest organizations. Her volunteer efforts have been concentrated on programs to advance human rights and improve international relations.

CARL T. ROWAN, syndicated columnist and TV and radio commentator, has been Co-Chairman of the NCDH Advisory Council since 1966. A distinguished writer, his books *South of Freedom* and *The Pitiful and the Proud* were rated among "best books of the year" by the American Library Association. Mr. Rowan was U.S. Ambassador to Finland during the Kennedy Administration.



CARL T. ROWAN
Co-Chairman,
NCDH Advisory Council

10 ESSENTIAL PUBLICATIONS

TRENDS IN HOUSING, NCDH monthly publication. $3 per year.

CITIZENS' GUIDE TO THE FEDERAL FAIR HOUSING LAW OF 1968. 25¢ each; $20 per 100.

SUPPLEMENT TO CITIZENS' GUIDE—*Supreme Court Decision, Civil Rights Act of 1866*. 10¢ each; $7 per 100.

NCDH BRIEF, *Jones v. Mayer,* historic case leading to Supreme Court decision on 1866 Civil Rights Act. Single copies only, $1 each.

YOUR MOVE, a guide for homeseekers. 10¢ each; $7 per 100.

THE IMPACT OF HOUSING PATTERNS ON JOB OPPORTUNITIES. $1 each; $65 per 100.

HOW THE FEDERAL GOVERNMENT BUILDS GHETTOS. 25¢ each; $20 per 100.

MODEL CITIES LOCAL ACTION GUIDELINES. 25¢ each; $20 per 100.

BLACK POWER AND DEGHETTOIZATION. 10¢ each; $7 per 100.

FAIR HOUSING HANDBOOK. 50¢ each; $35 per 100.

ESSENTIAL ALLIES

NCDH is a non-profit, public-interest agency which works in concert with 51 national cooperating organizations. These affiliates represent a cross-section of religious, civic, labor, and civil rights concerns.

Amalgamated Clothing Workers of America, AFL-CIO
American Baptist Convention
American Civil Liberties Union
Americal Ethical Union
American Federation of Labor-Congress of Industrial Organizations
American Federation of Teachers, AFL-CIO
American Friends Service Committee
American Jewish Committee
American Jewish Congress
American Newspaper Guild, AFL-CIO
American Veterans Committee
Americans for Democratic Action
Anti-Defamation League of B'nai B'rith
Brotherhood of Sleeping Car Porters, AFL-CIO/CLC
Commonwealth of Puerto Rico, Department of Labor, Migration Division
Congress of Racial Equality
Cooperative League of the USA
Friendship House

Industrial Union Department, AFL-CIO
International Ladies' Garment Workers' Union, AFL-CIO
International Union of Electrical, Radio and Machine Workers, AFL-CIO
Jewish Labor Committee
League for Industrial Democracy
League of Women Voters of the United States
The Methodist Church
NAACP Legal Defense and Educational Fund, Inc.
National Association for the Advancement of Colored People
National Association of Housing Cooperatives
National Association of Negro Business and Professional Women's Clubs
National Catholic Conference for Interracial Justice
National Committee on Tithing in Investment
National Community Relations Advisory Council
National Council of Churches of Christ
National Council of Jewish Women
National Council of Negro Women
National Education Association
National Urban League
Oil, Chemical and Atomic Workers International Union, AFL-CIO
Protestant Episcopal Church
Scholarship, Education and Defense Fund for Racial Equality
Service Employees International Union, AFL-CIO
Southern Regional Council
Synagogue Council of America
Union of American Hebrew Congregations
Unitarian Universalist Association
United Auto Workers of America
United Church of Christ
United Housing Foundation
United Presbyterian Church
United Steelworkers of America, AFL-CIO
Young Women's Christian Association

THE ESSENTIALS National Committee Against Discrimination in Housing, Inc.

1865 Broadway, New York, N.Y. 10023 (212) 265-2780

CONSTITUTION OF THE NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING

ARTICLE I - NAME

The name of this organization shall be the National Committee Against Discrimination in Housing.

ARTICLE II - PURPOSES

The objects, purposes, and powers of this Committee shall be as follows:

(1) The objects and purposes of the Committee shall be exclusively charitable, scientific and educational within the meaning of section 501(c)(3) of the United States Internal Revenue Code of 1954, as the same may be amended, and shall be limited exclusively to the following objects and purposes: To eliminate prejudice and discrimination, to lessen neighborhood tensions, to defend human and civil rights secured by law, and in furtherance of these purposes:

(a) To conduct factual investigations and research on the nature, causes, extent and effects of racial and religious discrimination in housing; the means of eliminating prejudice and discrimination in housing; and the effects on the community of differing occupancy patterns in housing.

(b) To publish and distribute to the public the results of such investigations and research for the purposes of creating positive and constructive concepts of religious and racial equality and harmony with respect to housing in the United States.

(c) To devise and make available to the general public educational programs based upon the results of such investigation and research.

(2) In furtherance of its exclusively charitable, scientific and educational objectives and purposes set out in paragraph (1) of this Article, but not for any other object or purpose, the Committee may exercise the following powers:

(a) To solicit, accept, receive, hold and administer funds exclusively for the aforesaid objects and purposes and to that end, to take and receive by bequest, devise, gift or benefit of trust (but not as trustee of any trust), and to purchase or lease any property, real or personal, tangible or intangible, wheresoever located and without limitation as to amount or value, and to borrow money;

(b) To hold, sell, convey and dispose of any properties so received, purchased or otherwise acquired, and invest and reinvest the principal therefrom, add such income to principal, and deal with, use, expend, convey, donate, assign or otherwise transfer the property of the Committee, whether principal or income, for the objects and purposes set out in paragraph (1) of this Article;

(c) To do everything and anything reasonably and lawfully necessary, proper, suitable or convenient to achieve any or all of the objects and purposes set out in paragraph (1) of this Article; provided, however, that the Committee may not exercise any power either expressed or implied in such manner as to disqualify the Committee as an exempt organization under section 501(c)(3) of the Internal Revenue Code of 1954 as the same may be amended from time to time.

(3) It is the intention of this Committee to qualify and remain qualified as an exempt organization under section 501 (c)(3) of the United States Internal Revenue Code of 1954 as the same may be amended from time to time. Accordingly:

(a) The Committee shall not be conducted or operated for profit and no part of the net earnings of the Committee shall inure to the benefit of any member or individual.

(b) No part of the net earnings, property or assets of the Committee shall be used other than for the objects and purposes set out in paragraph (1) of this Article;

(c) No substantial part of the activities of the Committee shall consist of carrying on propaganda, or otherwise attempting, to influence legislation; nor shall the Committee participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of any candidate for public office.

ARTICLE III - MEMBERSHIP

(1) Membership in the Committee shall be open to any bona fide national or regional organization which will support the purposes stated in Article II.

(2) Applications for membership shall be acted upon by the Board of Directors.

(3) If a majority of the Board of Directors approve the application, the applicant shall be admitted to membership.

ARTICLE IV - BOARD OF DIRECTORS

(1) The Committee shall act through its Board of Directors and meetings of the Board shall be meetings of the Committee.

(2) (a) Each member organization shall designate one representative who shall be a Director.

(b) Neither any Director designated by a member nor the Board of Directors shall have power to bind, obligate or commit any member organization.

(3) The Board of Directors, by a majority vote, may elect Directors-at-Large up to one-half the number of Directors designated by the member organizations. Such Directors shall serve until the next annual meeting of the Committee.

(4) Each Director shall be entitled to one vote.

(5) All Directors designated by a member organization shall retain office at the pleasure of that member which member shall have the exclusive power to designate a new Director to fill a vacancy created on the Board when its representative resigns or severs connection with the Board for whatever reason.

ARTICLE V - OFFICERS

(1) The officers of the Committee shall be:

President
Chairman of the Board
Chairman and Vice Chairman of the Executive Committee
3 - 8 Vice Presidents
Secretary
Treasurer
General Counsel
Executive Director
Associate Executive Director

(2) The President shall be the principal officer of the Committee and shall preside at the annual meeting of the Committee.

(3) The Chairman of the Board shall chair all regular meetings of the Board of Directors, except the annual meeting at which the President shall preside.

(4) The Chairman of the Executive Committee shall preside at all meetings of the Executive Committee, and in his absence the Vice Chairman shall preside in his stead.

(5) One of the Vice Presidents shall act in the absence of the President as designated by the President, and each Vice President shall accept responsibility for the implementation of the National Committee's program in a geographic area of the United States designated by the Board.

(6) The Secretary shall have responsibility for the recordation and preservation of the minutes of the Board and Executive Committee and of all other records of the National Committee.

(7) The Treasurer shall have responsibility for all financial records of the National Committee, shall make quarterly reports (oral and written to the Board) of the financial status of the National Committee and shall announce at the annual meeting the names of all member organizations delinquent in dues for one year or more.

(8) The General Counsel shall serve as legal advisor to the National Committee and, with the assistance of the Chairman and members of the National Legal Committee, shall provide and arrange for all legal services helpful or needed by the National Committee in the pursuit of its fair housing objectives, or in protecting or furthering the interest of the National Committee as an organizational entity.

(9) The Executive Director shall be the chief executive officer of the National Committee and shall be responsible for the execution of programs of the Committee as devised by the Board and for the overall direction of the staff in accord with the policy of the Board.

(10) The Associate Executive Director shall be the associate chief executive of the National Committee and shall perform whatever duties are assigned by the Executive Director and/or the National Committee and have overall responsibility for program and staff direction in case of the disability or the prolonged absence of the Executive Director.

(11) (a) The Executive Director and Associate Executive Director shall be designated by majority vote of the Directors.

(b) The Executive Director and Associate Executive Director shall receive such compensation as the Board of Directors shall fix, perform such duties as may be assigned by the Board of Directors.

(c) The Executive Director and Associate Executive Director shall be entitled to one vote at meetings of the Directors.

(12) All the officers except the Executive Director and Associate Executive Director shall: (a) be Directors ex officio; (b) serve without compensation; (c) be elected at the annual meeting of the Committee; and (d) serve until the next annual meeting, or until their successors have been elected.

(13) (a) Any vacancy in an office shall be filled by a vote of the Directors at their next meeting after the vacancy has occurred.

(b) Pending the election to fill a vacancy other than that of the President, the President may designate a person to act in such vacant office.

ARTICLE VI - MEETINGS

(1) (a) There shall be four regular meetings of the Board of Directors during each year. One of these four regular meetings shall be the Annual Meeting which shall be held on the fourth Thursday in January, unless the Executive Committee shall for compelling reasons select another date in January. If a date other than the fourth Thursday in January is selected, a written notice giving the date of the Annual Meeting shall be mailed to all members of the Board one month in advance of the date selected. The dates of the other three regular meetings shall be determined by the Executive Committee, and preferably such dates decided upon shall be announced at the Annual Meeting.

(b) Written notice of regular meetings shall be sent to each Director at least twelve days prior to such meetings.

(c) Any business within the purposes of the Committee may be transacted at a regular meeting.

(2) (a) Special meetings may be called at any time by the President and must be called by the President upon the written request of ten Directors or by a vote of the Board of Directors at any meeting.

(b) Written notice of a special meeting, specifying the time, place and purpose of such meeting shall be sent to each Director to give as much advance notice as possible.

(3) Expect as otherwise provided herein, all actions of the Board of Directors shall be by majority vote of the Directors present and voting.

(4) Ten Directors shall constitute a quorum, but a lesser number may adjourn a meeting.

ARTICLE VII - DUES

(1) An annual membership dues shall be required of each member organization, to be determined by such factors as the number of its members, annual budget and such other factors as the Committee on Membership shall deem controlling, subject to approval by the Board. The minimum annual dues shall be $200.00.

(2) The Board of Directors, upon the recommendation of the Executive Committee, may suspend any member organization delinquent in the payment of dues for two consecutive years, provided the announcement of such delinquency has been made at two Annual Meetings, and provided further that the delinquent member has been duly notified of its delinquency and has further been advised that failure to meet the organization's financial obligations to the National Committee may result in its suspension.

ARTICLE VIII- COMMITTEES

(1) The officers of the Committee, the chairmen of all standing committees, and seven additional Directors whom the President may designate shall constitute the Executive Committee, which shall function for the Committee between meetings of the Board of Directors and shall exercise those powers voted to it by the Board of Directors.

(2) The following standing committees shall be appointed by the President, subject to the approval of the Board of Directors:

(a) Budget and Finance

(b) Education and Program

(c) Membership

(d) Publications and Information

(e) Research and Study

(f) Legal

(3) A Nominating Committee of no less than 5 and no more than 15 members, shall be appointed by the President at the last regular meeting of the Board prior to each annual meeting. Its duties shall be to recommend the officers to be elected at the Annual Meeting, and the report of the nominees chosen by the Nominating Committee shall be transmitted to each member of the Board with the notice of the Annual Meeting. Independent nominations may be made by petition signed by 5 Board Members.

Such petition shall be transmitted to the Board 6 days before the Annual Meeting and 15 days before the Annual Meeting when held on any day other than that specified in Article VI, Section (1) (a) hereof. The written consent of all nominees is required before their names may be listed among those recommended by the Nomination Committee or placed on independent petition.

(4) The President may appoint such other special committees as he deems necessary for the Board decides to create.

ARTICLE IX - ANNUAL AUDIT

The National Committee shall engage a certified public accountant annually to audit its financial books and records. This report shall be made available to all Board Members.

ARTICLE X - DISTRIBUTION OF ASSETS ON TERMINATION

Upon the winding up and termination of the activities of this Committee, all assets than held by the Committee after payment of liabilities shall be distributed to or among such organizations which are tax exempt under section 501 (e) (3) of the Internal Revenue Code of 1954, as the same may be amended, as the Board of Directors may determine.

ARTICLE XI - AMENDMENTS

This Constitution may be amended only in the following manner:

(a) A resolution embodying the proposed amendment, moved by one or more Directors, must be adopted by a vote of the Board of Directors at any meeting.

(b) Thereafter, at the next regular meeting or at a special meeting called for that purpose, of which at least twelve days' written notice, accompanied by a copy of the text of the proposed amendment, shall be given to all Directors and to all members of this Committee, such proposed amendment must be approved by a two-thirds vote of the Directors present.

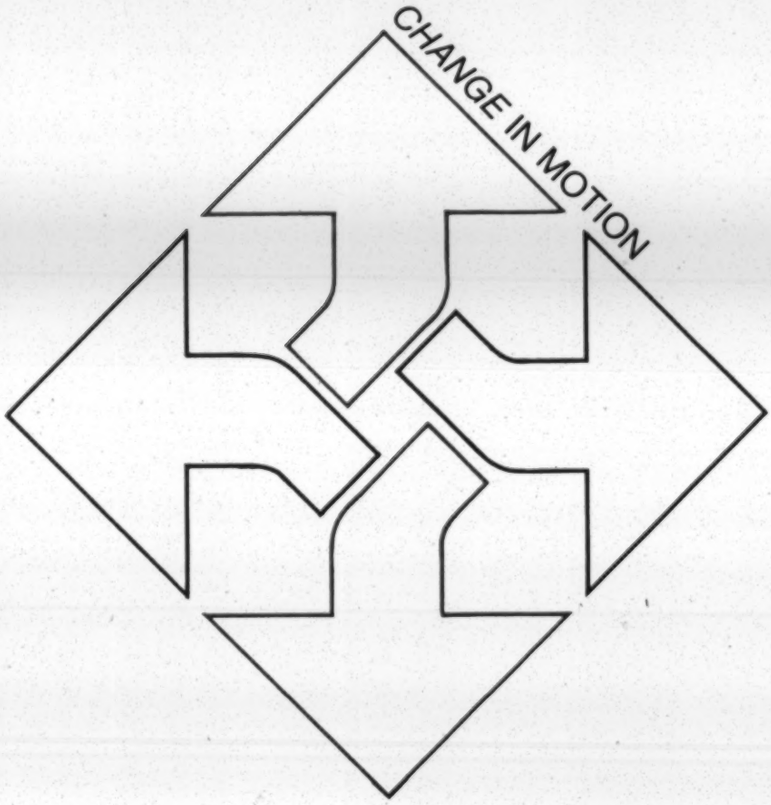
ARTICLE XIII - RATIFICATION

This Constitution shall become effective when approved by a two-thirds vote at a meeting of the present Board of Directors, provided a copy of the proposed Constitution, together with a notice of its presentation, shall have been sent to all of the present members of the Committee and to the members of the present Board of Directors at least five days prior to such meeting.

As amended 4/16/69

NCARB NEWSLETTER

The National Council of Architectural Registration Boards 2100 M Street NW, Washington, DC Vol. 4 No. 9 May, 1970



1970 CONVENTION PROGRAM ANNOUNCED

The 49th Annual Convention will be held in historic Boston at the Sheraton Boston Hotel on June 18th to 20th.

Featured Luncheon Speaker on Friday will be Ralph Nader, author of "Unsafe at Any Speed," who is expected to point to directions where architects can improve the environment. Mr. Nader, born in Winsted, Connecticut, is a graduate of Princeton University and Harvard Law School. He worked briefly as a Research Assistant before commencing his own research into the questions of the rights of the consumer. Admired by young people, his investigations of Government Agencies with his army of unpaid assistants, "Nader's Raiders," has uncovered great waste and inefficiency which has stimulated legislative action to protect the public.

The theme, in keeping with NCARB's continuing response to a changing profession, will be "Change in Motion." It will offer delegates the opportunity to consider a significant program developed from intensive Committee work this past year.

Ralph Nader

Proposals expected to be submitted to the delegates representing the fifty-five State and District Boards of Registration of Architects are:

- To Adopt Legislative Guidelines governing the application for reciprocity for corporations, partnerships and individuals.
- To accept a New Examination process for Architect License Candidates and the phasing out of the present 4 day 36 hour examinations.
- To continue and broaden reciprocity between the United States and other countries for qualified architects.
- To adopt revisions to the Constitution and By-Laws of the National Council, permitting greater flexibility.
- To continue streamlining of procedures recommended by Procedures and Documents Committee. Each State not presently using the approved uniform application forms will again be urged to adopt these procedures.

PROGRAM

Wednesday, June 17, 1970
Bd. of Dir. Pre-Convention Meeting
9:30 P.M.—5:00 P.M.
Convention Registration
10:00 A.M.—8:00 P.M.

Thursday, June 18, 1970
Ladies' Continental Breakfast
8:30 A.M.—9:30 A.M.
Regional Meetings
9:30 A.M.—12:00 Noon
Regional Reception & Luncheons
12:30 P.M.—2:00 P.M.
First Convention Session
2:30 P.M.—5:00 P.M.
2nd Vice Pres. Charles Graves Presiding
Convention Call to Order
Invocation—Fr. Edwin Crowley S.J.
Welcome by Host Board,
Douglas C. Smith, Chairman
Introduction of Board of Directors,
Executive Director, Guests,
Past Presidents, New Members
Preliminary Report
by Credentials Committee
President's Address, Dean L. Gustavson
Report by Board of Review
Announcements
Ice-breaker Cocktail Party on Board
the S.S. Peter Stuyvesant,
Pier 4, Boston Harbor
6:30 P.M.—8:00 P.M.
Dinner on own

Friday, June 19, 1970
Delegates' Continental Breakfast
8:30 A.M.—9:30 A.M.
Ladies' Continental Breakfast
Beacon Hill House Tour
8:30 A.M.—9:30 A.M.
Second Convention Session
10:00 A.M.—12:00 Noon
1st Vice Pres. William J. Geddis Presiding
Presentation by Examination Development Committee: E.G. Hamilton, Chairman Assisted by: Dr. W.J. Burke, Vice President, Arizona State University; Gerald M.McCue, Chairman, Department of Architecture, Berkeley; John Lawrence, Dean Tulane University; John Amundsen, Co-Chairman Examination Committee
Cocktail Reception (Cash Bar)
12:00 Noon—12:30 P.M.
Annual Luncheon
12:30 P.M.—2:00 P.M.
Introduction of Guest Speaker by Daniel Boone, Treasurer
Address by Mr. Ralph Nader
Third Convention Session
2:30 P.M.—4:00 P.M.
1st Vice Pres., William J. Geddis Presiding
Presentation of Legislative Guidelines, Model Rules & Regulations Attorney Carl Sapers
Presentation of Procedures/Documents
Director Thomas Sedgewick
President's Reception
Sheraton Plaza Hotel
6:30 P.M.—8:00 P.M.
Dinner on own

Saturday, June 20, 1970
Inter-Regional Discussion Groups
9:30 A.M.—10:30 A.M.
Dean L. Gustavson, President, Presiding
Reassembly in Convention for Continuation of Discussion
10:45 A.M.—12:15 Noon
Delegates' Buffet Luncheon
12:20 P.M.—1:30 P.M.
Fourth Convention Session
1:30 P.M.—5:00 P.M.
Dean L. Gustavson, President, Presiding
Presentation of Proposals for Implementation, Report of Constitution & By-Law Revisions
Howard Blanchard, Past President
Report of Resolutions Committee
Report of Credentials Committee
Election of Officers
Adjournment
Cocktail Reception (Black Tie)
Coronet Room, Hotel Somerset
6:30 P.M.—8:00 P.M.
Annual Banquet (Black Tie) Louis XIV Ballroom, Hotel Somerset
8:00 P.M.

Monday, June 29, 1970
Multi-Nation Meeting, London, England Foreign Relations Committee & President

PRESIDENT'S REPORT

The Annual Convention in Boston draws near and the participation of each State Board Member at the Convention becomes more important than ever.

The proposals to be presented, developed by many able committees through intensive work this past year, will have a wide and far-reaching effect upon the profession, and delegates' approval of the program will be sought.

This year we lost a great friend in consultant Samuel Zisman who assisted us in many of the action programs now underway. His counsel and guidance will be missed; however, his contribution will have lasting benefit to the profession and to future professions.

An effort this year, in broadening communications between the regions and the Council has been successful through personal visits of both myself and other top officers of NCARB to the six regional conferences during their meetings.

Last year I presented the studies made by some forty architects and educators from State Boards and the position was accepted that it was important not to just alter the registration processes for the sake of altering them, but rather to suggest the ways the profession should educate, the types of experience required and the content of the examinations — or if indeed we needed examinations at all.

Following the presentation of these views to the Convention last June, the State Registration Boards asked that a new examination be developed and that we report to the Boston Convention on what the outline of that new examination should contain. The committee of outstanding professionals and consultants who have been exploring a new examination procedure this past year are:

E.G. Hamilton, Chairman, Texas; Charles P. Graves, Vice Chairman, Second Vice President NCARB, University of Kentucky; William Muchow, Colorado; John Amundson, Oregon (also Co-Chairman, Examination Committee); David Murray, Oklahoma; Ken Miller, Director, Kansas (also Chairman, Professional Relations Committee); Gerald M. McCue, Chairman, Department of Architecture, College of Environmental Design, University of California at Berkeley; John Lawrence, Dean, School of Architecture, Tulane University, Louisiana; W.J. Burke, Vice President, Arizona State University; John Skilling, Engineer, Seattle, Washington; Carl Sapers, Attorney, Massachusetts.

From their report to be made at the Convention they state, "The current exam represents the culmination of developments to date. Given the present format, it has achieved near ultimate quality. The fact that the exam is uniform throughout all jurisdictions and that 5/7 of the grading is mechanical is a tremendous achievement.

But it still isn't good enough, as attested to by the fact that many examinees feel that many parts of the exam are "school like" and could be more easily mastered near graduation."

The result of this committee's studies will be to recommend to the Convention a new examination "to be of the problem-solving type and deal with a significant environmental issue, with the examinee in the role of the architect as tactician or strategist. It will be a test of the candidates' ability to synthesize basic, general knowledge (not highly specialized) of environmental needs, human behavior, construction science, design and planning fundamentals, legal requirements, economics and management. Emphasis will be placed on understanding (over view) and judgment.

The examination will be as short as feasible with the length to be determined in the next stage of this new examination development. It is recommended it employ multiple-choice questions that can be machine graded and will avoid academic re-testing."

As long as it is necessary to admit non-professional school graduates to the examination, a qualifying examina-

tion for such candidates will be required. This will be similar to the current examination.

Should these recommendations be approved, it is foreseen that possibly within the next three years the new examination will be through the development and testing-verification phase, it would then be available for use as the new national NCARB-State registration examination.

PROCEDURES AND FORMS

All procedures and forms have now been redefined, streamlined and reissued with a new graphics format.

For practitioners with over ten years practice as an architect, there is now in use an abbreviated short form in applying for NCARB National Certification. For the professional architectural graduate entering the field of experience and practice, a concurrent procedure is now in use by most states for the beginning of the NCARB Record leading to Registration and Certification upon nearly identical application forms by both the State and NCARB.

Through the use of these forms and procedures and the emphasis placed upon the NCARB National Certificate, reciprocity on a State to State basis is rapidly becoming automatic or procedural only. We now hope that true national reciprocity for architects from their State to any State becomes a reality within a very short time.

FOREIGN RECIPROCITY

NCARB has been carrying out discussions with several foreign countries to develop country to country reciprocity. In January of this year our first reciprocity agreement came into being with the United Kingdom (ARCUK, Architectural Registration Council of the United Kingdom). Recent discussions and preliminary agreements have been signed with the professional societies or registration authorities of Mexico, Canada, and most recently New Zealand and Australia. We anticipate substantial progress will be made in the next few years in this area.

The policy that has guided these recent changes in NCARB and State Boards is the desire to serve the public and the profession through updated procedures responsive to the rapid changes underway in society and architectural practice.

Dean L. Gustavson
President

REPORT ON LEGISLATIVE GUIDELINES

The Convention will have presented for approval a position on Legislative Guidelines developed by the Professional Relations Committee under the Chairmanship of Ken Miller of Kansas, with the legal counsel of Attorney Carl Sapers of Boston.

Early in their consideration of reform of the laws of the several states regulating the practice of architecture, NCARB reached the conclusion that guidelines, rather than statutory draft language, were appropriate. The guidelines set forth a position on five problem areas of state regulations:

1. Definitions
2. Restrictions on Activities in which Licensed Architects may engage
3. Qualifications for licensing under State Procedure
4. Interstate Practice
5. Firm Practice

It is the intention of the committees that the architectural professional organizations in each state, together with the state registration board, will adopt the principles underlying the five proposed changes. Local counsel would then undertake to state these principles in language appropriate for amendment to the existing statute. This process has been recommended because each of the state laws has its own unique language, organization and ancillary provisions.

In sum, the Legislative Guidelines intend to leave to the board flexibility and discretion to bring their state in line with the developing national standards for architectural registration. Such flexibility is insured by leaving much of the detail to the regulations to be promulgated by the board. The statute is intended to be free of inflexible detail but to contain the general policy of the legislature.

SAMUEL B. ZISMAN

The profession has lost one of its ablest members. Samuel B. Zisman, AIA, AIP, Architect, Planner and Author of San Antonio, Texas who died on March 27, 1970.

Mr. Zisman, born in Boston, Massachusetts, was educated at MIT, B.S. Arch 1930. He received the Carnegie Scholarship in 1933 and a Rockefeller Foundation grant in 1938. He taught at MIT from 1930 to 35 as an Architectural Instructor and as Professor of Architecture at A & M College of Texas 1935 to 1941.

His firm Samuel B. Zisman, Planning Consultants, originated in 1950, was active in planning many campuses in the U.S.

Long a friend of progress, he was consultant to NCARB for the past three years in its action program.

Those wishing to express their sympathy can make donations to the S.B. Zisman Memorial Fund established to continue Mr. Zisman's interest for continuing education in planning and urban studies located at 528 King William St., San Antonio, Texas 78704.

NEW ADDRESS FOR THE COUNCIL OFFICE

The Council has moved its headquarters to 2100 M Street, N.W., Suite 706, Washington D.C. 20037. These new facilities are expected to improve and expedite services.

NEW NCARB DIRECTOR OF PROFESSIONAL SERVICES

Mr. Samuel T. Balen, of Madison, Wisconsin, recently selected from many well-qualified applicants, fills the position of Director of Professional Services, succeeding Mr. James Rich who resigned. He will assist Executive Director Mims in the operations of the Council offices.

Mr. Balen received a degree of Bachelor of Architecture from the University of Illinois and is registered in Illinois, Wisconsin and Iowa. A member of the American Institute of Architects and the Construction Specifications Institute, he has served as an officer of both organizations.

Prior to this position with NCARB, Mr. Balen was engaged in practice with Klund & Associates, Inc. of Madison.

NEW APPLICATION FORMS

The number of States using the new uniform State Application Forms (308-69) continues to grow. These streamlined documents can be ordered through the National Office.

HOW TO ACQUIRE THE NCARB RECORD / CERTIFICATE

The NCARB Council Certificate is a valuable document in expanding one's practice and opportunities in the profession of architecture. To acquire the Certificate, it is first necessary to compile a Council Record to determine eligibility. Any person involved in the varied aspects of the profession may have a Council Record compiled. The Record is used to determine eligibility for examination and subsequent registration as an architect and/or NCARB Certification. To be granted the Certificate, the Record must show:

a) Graduation from an accredited architectural school or ten years architectural experience as an employee or principal.

b) Practical architectural training of at least three years duration as an employee or principal.

c) Evidence of having passed the standard NCARB examination.

d) Good character, established through references.

e) Registration to practice architecture in one of the States.

NCARB has no registration or licensing authority. These functions are reserved to the States. NCARB acts as the clearing house for rules and regulations relating to the legal registration of architects and prepares and maintains the professional Records of individual registered architects.

(**Note:** The above is a condensed outline of basic requirements for NCARB Certification. For more detailed information and how equivalencies may be used to offset deficiencies, refer to Circular of Information 3-69.)

GROWTH OF NCARB

Since the inception of NCARB in 1920, growth in Record holders has been steady and ever increasing. On April 16, 1970 Record file number 13,000 was issued. It is anticipated that this growth will accelerate considerably during the forthcoming year.

Membership in the Council has also increased. With the acceptance of the Virgin Islands' application for membership in September 1969, the number of Member Boards increased to 55.

INTERNATIONAL RECIPROCITY

Services to NCARB Certificate holders have also been expanded with the finalization of reciprocal registration procedures with the Architects Registration Council of the United Kingdom. The procedure became effective January 1, 1970, and a number of Certificate holders have already taken advantage of this service by filing applications through NCARB for ARCUK registration.

Forms and documents have now been completed which will enable architects registered by ARCUK to become NCARB Certificate holders. A number of foreign architects registered by ARCUK have been interviewed in Washington for Certification. The implementation of this international reciprocal registration procedure is another step in the NCARB action program "Change in Motion."

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NCARB NEWSLETTER

The National Council of Architectural Registration Boards 2100 M Street N.W. Washington D.C. 20037 Volume 4 No. 10 November 1970

BOSTON CONVENTION ACCEPTS ACTION PROGRAM

The 49th Annual Convention held at the Sheraton Boston Hotel in Boston on June 18 to 20, with Board Members from 48 States and Territories in attendance, ended with great progress.

An action program planned on the theme "NCARB's Response to the Changing Profession — Change In Motion" saw adoption of major resolutions including:

- The Acceptance of a New Examination process for Architect License Candidates, and the phasing out of the present 4-day, 36-hour examination in December of 1972. A new professional examination will be given to those candidates who have qualified through educational achievement—a degree from an accredited architectural school. For those students without an accredited degree, a qualifying examination must be taken preparatory to taking the new professional examination.
- The acceptance of Legislative Guidelines, developed after three years of study with legal assistance, urges revision of certain state statutes which now prohibit the new examination, limit corporate practice and impose outdated restrictions on Architect's flexibility and practice.
- The continuance and broadening of International Relations and Reciprocity between the U.S.A. and other countries.
- The revision of the Constitution and By-Laws of the National Council promoting flexibility, and the acceptance of new forms and procedures, along with streamlining national office processes.
- Convention highlights included a presentation of the Presidents' Medal to all past presidents of the National Council with AIA President Rex Allen, FAIA, presiding at the Installation of the New Officers.
- Outgoing President Dean L. Gustavson, FAIA, was presented the Distinguished Service Award honoring his significant contribution to the Council and in leading its Action Program.

NCARB president William J. Geddis, left, congratulates outgoing president Dean L. Gustavson.

- Ralph Nader, author of "Unsafe at Any Speed", was featured speaker at the Annual Luncheon. He urged increased public and community participation in the planning of large urban building complexes. The increased process for change in land use and zoning should allow for more public participation in all decision making across the board.

Nader noted that we should look at the high rise slums in American cities. "I would like to meet the architects who built those structures. I think it is important to take the architects and other policy makers who are responsible and subject them to a public forum of inquiry, asking them precisely what led to their decisions. How much of it was cost consideration, how much was quality, how much was certain pressures, to what extent was it lack of imagination, to what extent pure laziness and to what extent was it lack of courage. What is the mix here? One might take perhaps ten or twelve examples around the country, some of them more serious, judicious examples, and basically develop public forums to try to make this inquiry transcribed for analysis by anyone who cares. For example, you have in Boston, the insurance companies vying with one another as to who can reach the sky in the most unimaginative way. You have the Prudential Center and now John Hancock which took care of part of Chicago recently by a 100-plus story building. The interesting aspect of this is to follow through, from a to z, precisely the pattern of the decision making and the issues that were involved and the pressures that were taken into consideration or ignored. It's known, for example that such buildings are the result of a rather intense negotiation process with city officials. What kind of negotiation processes? To what extent should the public have a participatory role in these early negotiation processes before they are confronted with the fact they are complete? There is no building that can be built in the city that does not have an immense public interest on the surroundings whether it is just in traffic congestion, pollution, and the blight and the deprivation of visability. How many of us can go through certain cities and say, there is something about that city that makes it livable, and one of the things that makes it livable is that we don't have these towering skyscrapers that basically cut our relationship with the heavens and the skies and the horizon. And so any building, certainly of a significant size, has to be more than the routine of codes and ordinances.

Xerox for AG.

OVER

It seems to me that we are now in a different era, with different appreciation, and so the negotiation process here should be made far more public, should allow the intrusion or participation and interest of all across the board. Otherwise, we are going to get the usual backroom deals being made, with certain kinds of concessions, pacts and otherwise, in return for the commitment to build a particular building. The cost of the project here is always among its foremost problems. Cost considerations being what they are, all levels of architectural unsplendor are justified on that basis. I'd like to see the evidence first. I'd like to see what the alternatives are, even within the given cost restrictions. I'd like to see, for example, to what extent and how these large buildings are paying their way, for instance on the basics of the property tax assessments. There is an indication in some large cities that the largest buildings are not paying their way by any means. They are extracting the kinds of concessions which involve public subsidy, and if it does involve a public subsidy, that is another anchor point for public participation in the negotiating process from site selection to design, to construction, to operation."

Mr. Nader offered the following thoughts on minorities: "There is a need to loosen requirements of entry into the various professions, and entering obstacles, for the encouragement of minority groups to develop this kind of interest in these professions. In your profession, for example, the entry of greater numbers of black students into architectural study is going to have significance far more than just enabling you to develop a certain acceptable percentage or to give the impression of acceptance on the basis of there being a representative sample in the profession. There is something far more important at stake here, far more important. At this time, how many blacks, and what percentage are in the architectural profession? You should note, once they are in the profession, whether they are bringing with them the urgencies and pressures to pay attention to the needs of the poor helpless society from which they spring, or whether they simply move into the profession, and escalate into servicing the kinds of clients that are already adequately serviced, rather than representing the urgent pressing gaps that we see all around the city. It seems to me that every one of you, not only the leaders of the profession, should encourage, demand and develop ingenious new ways for greater space and greater entry by minority groups and also try to provide the kinds of opportunities that will encourage them to bring the anguish and the pain of their own sub-groups within the concerns of the overall professional deliberations."

On advocacy and professional challenges he added: "It is simply unrealistic to expect that a practitioner, working and very involved in the daily problems of his clients, can do anything other than to occasionally speak out or support some more remote activity in his work. That so-called public interest advocacy, plunging in, basic change, whether it is building codes or the like, cannot be done as a part-time job, or as an avocation. It has to be done, I think, by at least a significant percentage, say five or ten percent of the professional members, lawyers; architects, who basically don't have clients, who are professionals without a client; who spend all their time at the scene of the action. Monitoring the professional commitments to the profession, whether it is before regulatory agencies, or legislation, or in forums at the local level, or incorporation, or what have you. Monitoring, scurrying, studying, disclosing, underlining, suggesting working to displace the outmoded, and create the needed; this group working full time, supported by the rest of the profession. Principal of contributing the time, a small percentage of income, is something I think, which once established, will free the profession from the incredibly inflexible conflicts of time, allegiance and interests. These public-interest members of the profession would literally be as free as humanly possible to advocate while others continue working in the day to day practice at servicing their clients, who would like to advocate but simply don't feel that they can make the necessary commitment. The kind of public variances in urban performances by the profession; I mean not just evaluating the pros and cons of a particularly large building in a particular area in the city, but basically developing certain kinds of esthetic standards and certain kinds of applicable priceless assets that the young can bring to a nation, motivation. We see it more as non-motivation as a social pattern among the young. That it is not a necessary attachment to being young and it never has been. It never has been throughout history. There have been periods when nepotism, apathy, conformity have been ignored. I grew up in the student generation of the 50's, and went to school at Princeton. Many of the most innovative, most impatient, and most committed want to go into their professions and work in the public policy area. They want to be professionals without clients. They basically, want to be public-interest members of that profession. And if medical students want, for example, to work on the auto safety problem, where is their career going? I would suggest that at least five or ten percent of the profession must increasingly mount those ramparts and deal with those problems."

NEW OFFICERS ARE:

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Directors of Regional Conferences:

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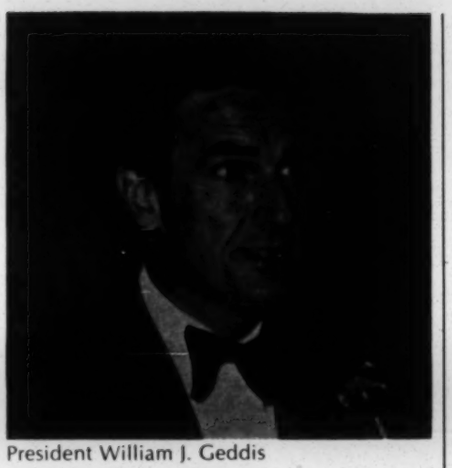


President William J. Geddis

PRESIDENT'S MESSAGE

It is a great responsibility to serve as the President of NCARB, our national organization which serves the fifty-five State and Territorial Architectural Registration Boards. In 1966, the then President of NCARB, Earl Mathes, appointed a Committee of three from the Board of Directors to evaluate its position with respect to the development of a long-range policy to cope with the drastic changes underway in Education and in the Profession. I was one of the appointees to this Committee and have spent the past four years with many others developing an approach analyzing the total process of Education, Internship, Registration and Practice through an Action Program, which will keep pace with changes and relate to future challenges.

We are all familiar with the accomplishments made to date, such as a speed-up in certification procedures, uniform examinations, policy changes toward licensing, joint studies and dialogues with collateral educational and professional organizations, foreign reciprocity agreement with the United Kingdom and many other advances.

However, the changes now underway in the Schools and in the Profession will make it necessary that we overhaul our present structure to accommodate the graduates who will be emerging from the Architectural Schools with training quite different from that received previously. I have recently returned from a trip to a large university as member of an accrediting team where I have observed first hand the broad training of the Architect of Tomorrow. Courses in Systems Technology, Measurement, Computers, Urban Design and Architectural Science are indicative of the breadth and scope of the young architect who will be faced with the problem of rebuilding our cities. We all recognize that the present-day exams are inappropriate to the future graduate of an accredited school.

As President this year I am dedicated to carry out and implement the Action Program that has been developed over the past four years and crystallized by the acceptance of major reforms in licensing at the Boston Convention.

The theme "Change in Motion" suggests that this forthcoming year, action and dedication for implementation of this program be accepted by each Officer, Director and State Board Member. The priorities that I see for the next year are identified as follows:

1. To develop a new examination model for architect license candidates who are graduates from accredited schools, and to present a preview of this at the Regions in a tentative form at the June 1971 Convention, concurrent with this, a prequalifying examination for non-accredited school graduates and non-graduates is to be developed within the same time schedule.

2. To establish a task force with legal and professional expertise to assist those willing States in the revamping of their statutes and the development of uniform rules and regulation Guidelines.

3. To continue the international relations studies with emphasis on developing reciprocity with Canada and to study means by which refugee architects from iron curtain countries such as Hungary, Poland, and Cuba can be certified through NCARB.

4. To establish closer interprofessional relationships: with the engineers, planners, and landscape architects, to co-ordinate programs with NAAB, ACSA and AIA, to work with student groups in planning *with* rather than for them.

5. To continue the review and further streamlining of national procedures and policies and to recognize the use of managerial techniques through computerization, microfilming and work simplification methods.

NCARB continues to be an important achievement in the professional careers of individual architects. Architects continue to view acquisition of the Council Certificate as a milestone and as a desirable document in their portfolio. On April 16, 1970, file number 13,000 was issued to Mario A. Polizzotte of New Cannon, Connecticut; on September 24, 1970, file number 13,700 was issued, and on February 2, 1970, Certificate number 9,000 was issued to Verlyn E. Griffith of Kansas.

NCARB Certificate holders are taking advantage of the reciprocity agreement between NCARB and ARCUK. To date, 15 US architects have processed their applications through the Council Office to acquire ARCUK registration. Conversely, NCARB has issued Certificates to 25 architects from the United Kingdom. The first UK architect to so acquire the Certificate is Paul Otto Heyer of New York. He also has acquired registration in New York State by virtue of holding the Council Certificate.

The first US architect to acquire ARCUK registration was Anthony De Alterius of New York, presently residing in England.

You as State Board Members need to know the process of Certification. The Staff and Regional Director can meet with individual State Boards to explain the new methods and procedures.

I am pleased to learn that Connecticut, New Hampshire, Rhode Island, Delaware, Georgia, Idaho, Iowa, Kansas, Kentucky, Mississippi, Montana, New Mexico, North Dakota, Oklahoma, Pennsylvania, South Dakota and Virginia are now in the forefront by using the Uniform State Forms. I urge other states to adopt these standards.

Finally I want to meet with each Regional Conference in the spring to preview the form of the New Examination process and also next July to invite you to San Francisco for the National Convention. If we as members of the Profession and of State Boards can work together with confidence and courage, I am sure we can accept change, and meet the challenges of the future.

FROM THE COUNCIL OFFICE

Procedures for Concurrent Applications for Council Record & Examination.

The following procedure will be followed when an applicant requests forms and instructions to apply to the State for examination and to NCARB for a Council Record, simultaneously.

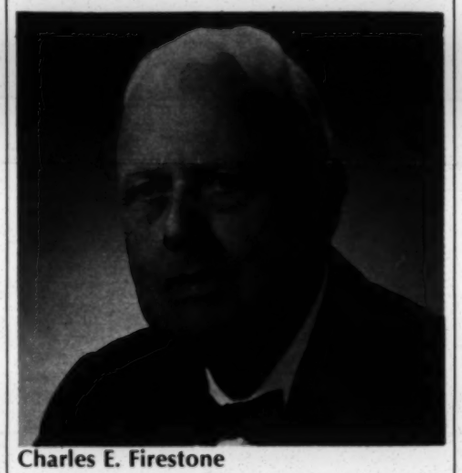
A. Upon request by the applicant to a State using the Uniform State Application Forms, the State Board shall issue the following forms and documents:

1. State Application Form 308-69, in duplicate.
2. State Instruction Booklet 310-69.
3. NCARB Application Form 108-69, in duplicate.
4. NCARB C/I #3-69, with Addendum #1.
5. NCARB C/I #10-69.

B. The applicant shall follow the procedures listed below and pay *all* fees as required or as stated:

1. Complete the State Form 308-69 and the NCARB Form 108-69, in all applicable sections.
2. Forward one copy of the completed State Form 308-69 and required State Examination Fee direct to the State Registration Board. He should retain one copy of the State Form for his records.
3. Forward one copy of the completed NCARB Form 108, with properly prepared identification photograph and the required fee ($40.00—payable to NCARB), to the address shown above.
4. Upon receipt of the properly prepared Form 108-69 and the required fee, the Council Office will proceed with the compilation of the Council Record.
5. Upon receipt of all selected reference replies, the Record will be scheduled for evaluation to determine compliance with Council Standards, and a recomdation will be made.
6. If the Record shows eligibility for admission to the NCARB written examination, NCARB Form 104-69 (in triplicate) and instructions will be sent to the Record Holder. The applicant should return two copies of the form to the Council Office, authorizing transmittal of a certified copy of his Record to the State Board. No fee is required for the green cover transmittal.
7. Upon receipt of the official grade report (Form 109-70) from the State Board, the Council Office will request supplemental information and/or the certification fee ($40.00) from the Record Holder.

The above procedure and the NCARB fee schedule apply only to those applicants who make concurrent applications to a State Board for examination and the NCARB for a Council Record. Only those States who have adopted the use of the Uniform State Forms (308) are eligible to process candidates under the above described procedures. At no time in this procedure does NCARB supersede the State Board; it merely provides the service of compilation of a Council Record.



Charles E. Firestone

Word was received of the death of Charles E. Firestone, at the age of 80, of Canton, Ohio, who was President of the National Council from 1952 to 1953. The Board of Directors wishes to express its deep sympathy to the family of Mr. Firestone as he contributed so much to the National Council and the general good of the Profession and to young professionals.

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NCARB NEWSLETTER

The National Council of Architectural Registration Boards 2100 M Street N.W., Washington, D.C. Volume 4 No. 11 April, 1971

PROFESSIONAL DEVELOPMENT

Delegates representing the 55 Member Boards of the National Council of Architectural Registration Boards will assemble at San Francisco's Fairmont Hotel, July 14 through July 17. John Ross, president of the host board promises a variety of entertaining events to lighten the serious work sessions facing the 50th Annual NCARB Convention.

President Geddis has selected *"Professional Development"* as the theme which reveals the important programs and issues on the agenda for the delegates such as the model development presentation of the New Professional Examination.

In accordance with the directives voted at last year's Boston convention, NCARB's President and Management Group along with the two participating committees—the New Professional Examination Committee chaired by NCARB Treasurer, E. G. Hamilton, FAIA and the Qualifying Examination Committee chaired by John Amundson, AIA—have pursued the most intensive study and development effort ever undertaken by the National Council. In addition to the significant research studies conducted by NCARB over the past five years, considerable input has been made from the State Board members, practitioners, educators, students, testing consultants and legal counsel. Further, NCARB leadership has required that the development teams present the entire model development phase program and proposal to each of the six NCARB Regional Conference Spring Meetings for review discussion and additional input. Thus each Member Board delegation can come to San Francisco thoroughly prepared to debate and decide to vote its implementation.

The subject for this careful scrutiny is, of course, most vital to the future practice of architecture in the sense that the methodology of registering architects certainly must affect the professionals thus franchised. However, the issues involved divide into three groups. First, there is the concept and content of the New Professional Exam, second, the entrance prerequisites to the New Professional Exam and third, the influence of the exam on the schools, the students and practice. Previews of the Exam development indicate that 1970 Convention directives have been assiduously followed by the exam committees. Two examinations are planned, one for the candidate holding a professional degree, who will be eligible to take the Professional Exam; the second, the Qualifying Examination will be for the non-professional degree holder.

E. G. Hamilton reports this committee has carefully built exam content and format around the concept of placing the architectural registration candidate in a professional judgmental position in relation to a major environmental project, testing both his tactical and technical capabilities to fulfill the architect's professional obligation to the public health, safety and welfare. It is anticipated that the present separate exams will be replaced with a single comprehensive two-day, four-part test of the multiple choice type, capable of machine grading and receiving one grade. Presently these four parts are called Environmental Context, Programming, Design and Technical, and Construction.

For the Qualifying Examination, John Amundson's committee's intent is to compress the present exam into two parts with *Building Equipment, Building Construction, Structures and Professional Administration* forming one part, to be called *Construction Theory and Practice with History/Theory/Planning, Design and Site Planning* forming the second part, to be called *Architectural Theory.* Both will be machine graded except Design and Planning.

These two examination formats plus the method of handling the candidate in the pipeline at the time of the changeover will be presented personally by NCARB President Geddis along with the committee chairman in a pre-convention report to each NCARB regional meeting this spring.

Developing and researching the minute details necessary in this effort NCARB has had the help of a team of consultants from Houston, Texas. O. Jack Mitchell, Head of Graduate Studies, School of Architecture, Rice University, chairs this group which includes Rice Faculty members William Cannady and Earl Britton, and Willie Pená, programming expert and senior partner with Caudill, Rowlett & Scott, Architects of Houston, Texas.

President Geddis reviewing model examination process. Photo: Alton Parks

Urban Renewal Planning For Balanced Communities

by
EDWARD RUTLEDGE
and
WILLIAM R. VALENTINE

THE FAIR HOUSING STATUTES AND ORDINANCES

As of October 1, 1965

A report on state and local legislative and administrative action related to achieving equality of opportunity in housing.

Prepared by the

National Committee Against Discrimination in Housing (NCDH)
Center for Fair Housing
323 Lexington Avenue, New York, N. Y. 10016
685-8911

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THE FAIR HOUSING STATUTES AND ORDINANCES
(As of October 1, 1965)

The Record to Date

The first law in the United States to prohibit discrimination in the general housing market went into effect on April 1, 1958, in New York City. On May 1, 1959, Colorado became the first state in the nation to put such legislation into operation.

By October 1 of this year, 16 states, 30 cities, the District of Columbia, King County in the State of Washington, Puerto Rico and the Virgin Islands had adopted anti-discrimination laws affecting some part of the private housing market. (See note below.)

Four additional states have measures which prohibit discrimination in certain types of publicly-assisted housing, and at least 40 additional cities have adopted policy resolutions or regulations against the denial of shelter because of the homeseeker's race, religion or national origin.

Thus, by October 1, 1965, no less than 94 governmental jurisdictions had taken official action aimed at achieving equal opportunity in housing.

Activity in 1965

In 1965, campaigns for fair housing legislation - either for first laws to apply to the general market or for measures to strengthen existing statutes - were waged in 22 states (Colorado, Connecticut, Delaware, Illinois, Indiana, Kansas, Maine, Maryland, Massachusetts, Minnesota, Missouri, Nebraska, New Hampshire, New Jersey, New Mexico, New York, Ohio, Rhode Island, Utah, Washington, Wisconsin and Wyoming). Only 12 states had such campaigns in 1963, the previous record year.

During 1965 fair housing measures have been enacted in nine of the 22 states: Indiana, Rhode Island, Maine and Ohio adopted their first laws barring discrimination in private housing; Colorado, Connecticut, Minnesota, New Hampshire and New York passed amendments to strengthen existing laws.

Note: Not included in the list of 16 states which have adopted laws applying to private housing is Washington, where a ruling of the Attorney General that real estate firms are covered by the state's public accommodations statute is now being challenged in the courts.

Three of the 30 city ordinances have been struck down by referenda, and one was held invalid by the courts on technical grounds. (See page 9.)

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NATIONAL ASSOCIATION OF HOUSING COOPERATIVES
NATIONAL ASSOCIATION OF NEGRO BUSINESS AND PROFESSIONAL WOMEN'S CLUBS
NATIONAL CATHOLIC CONFERENCE FOR INTERRACIAL JUSTICE
NATIONAL COUNCIL OF CHURCHES OF CHRIST, DEPARTMENT OF RACIAL AND CULTURAL RELATIONS
NATIONAL COUNCIL OF JEWISH WOMEN
NATIONAL COUNCIL OF NEGRO WOMEN
NATIONAL URBAN LEAGUE
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Also significant is the fact that during 1965 anti-fair housing forces failed in their efforts to secure legislation in eight states to provide for referenda to repeal or prevent the enactment of anti-discrimination housing laws. In Arkansas, Indiana, Maryland, Nevada, Rhode Island, Texas, Utah and Washington, referenda proposals were either defeated or died in legislative committees.

Scope of the Laws

The fair housing laws vary widely in their primary coverage of the housing supply and in provisions for enforcement. Alaska's statute covers all sales and rentals with no exemptions, and is enforced by a state human rights commission. Maine, on the other hand, is the only one of the 16 states which provides no administrati machinery for enforcing a law which is limited to part of the rental housing suppl

There is also considerable variance in enforcement practices, both under statutory provisions and operating procedures adopted by the commissions. Some commissions initiate complaints of discrimination on their own motion; some seek restraining orders from the courts to hold the housing at issue on the market until the charge of discrimination is investigated and resolved (injunctive relief); some lean toward a liberal interpretation of anti-discrimination legislation, taking into account "the intent of the law"; some follow a conservative approach, adhering rigidly to "the letter of the law."

The Trend

The trend is in the direction of comprehensive laws which substantially cover the housing supply and which apply alike to owners, builders, brokers and mortgage lenders. Seven of the 16 states (Alaska, Colorado, Connecticut, Indiana, Massachusetts, Michigan and New York) now prohibit discrimination in 100 per cent of all residential property advertised for sale and in most rental housing.

Also, there is clearly a movement toward achieving more effective implementation of the laws: ten of the 15 state commissions administering fair housing legislation now have specific power to take affirmative action by initiating complaints and investigations of discrimination on their own motion; and six are authorized to ask for court injunctions or have other means of holding the housing in question in status quo until cases are settled. In addition, several commissions are moving to streamline their operating policies and practices. Some states have established the right of an applicant to see a unit in which he may be interested, and a refusal to show the unit is a violation of the law.

Manifestly, the trend toward broader coverage of the market and for provisions to insure more effective implementation are in response to demonstrated needs and weaknesses, and to widespread recognition that affirmative, vigorous action is essential if the fair housing laws are to achieve their purpose: the end of discrimination and segregation in housing and the development of a free society in which every man in fact receives equal treatment and equal service in his search for a home.

STATE LAWS PROHIBITING DISCRIMINATION IN THE GENERAL HOUSING MARKET

State	Major Provisions
1. Alaska	Effective April 4, 1962. Covers sale or rental of all housing; also applies to business transactions of real estate brokers and builders. Enforcement commission empowered to initiate complaints of discrimination on its own motion. Penalties: fines up to $500, 30 days imprisonment, or both. Enforced by Alaska Commission for Human Rights, 24 Reed Bldg., Anchorage 99501.
2. California (See note below)	Effective Sept. 20, 1963. Covers sales or rentals involving buildings with 4 or more units, and all existing publicly-aided housing; also applies to all transactions of brokers, builders and mortgage lenders. Provides for injunctive relief, or damages up to $500. Enforcement by California Fair Employment Practice Commission, 455 Golden Gate Ave., San Francisco 94101.
3. Colorado	Effective May 1, 1959. Amended 1965. Covers all publicly-offered sales or rentals (including vacant lots), exempting the rental of rooms in single-family dwellings. Also applies to commercial space, and to brokers, builders and mortgage lenders. Makes refusal to show available housing a violation. Provides that if a respondent fails to comply with a cease and desist order issued by the enforcement commission, the complainant may seek damages in a civil action. In such cases, the court may not only award damages and costs, but may require the respondent to provide housing comparable to that which was at issue in the complaint. Commission empowered to initiate and to seek injunctive relief. Enforced by Colorado Civil Rights Commission, 1525 Sherman St., Denver 80203.
4. Connecticut	Effective Oct. 1, 1959. Amended 1961, 1963, 1965. Covers all sales and rentals (including vacant lots) except rental of an apartment in an owner-occupied

Note: The Attorney General of California has ruled that passage by the electorate at the general election Nov. 3, 1964, of an amendment to the State Constitution providing that an owner may "decline to sell, lease or rent [his] property to such persons as he, in his absolute discretion, chooses" (Proposition 14, now Article I, Section 26 of the Constitution) did not repeal the state's fair housing law so far as brokers and mortgage lenders are concerned; but that, if upheld by the courts, it would remove property owners from the reach of the law. Constitutionality of the amendment is now under court challenge.

State	Major Provisions
	two-family house and rental of rooms in private residences; also applies to brokers, builders and mortgage lenders. Commission empowered to initiate complaints. The commission may also seek injunctive relief, but must give bond in an amount determined by the state circuit court to compensate the respondent for damages suffered if the commission fails to prosecute the action. Penalties: fines up to $100, 30 days imprisonment or both. Enforced by Connecticut Commission on Civil Rights, 92 Farmington Ave., Hartford 06115.
5. Indiana	Effective July 7, 1965. Covers all sales or rentals (including vacant lots); also applies to commercial space, and to brokers, builders, mortgage lenders and real estate advertising. Provides that the enforcement commission may not issue cease and desist orders against owner-occupants of buildings with less than 4 dwelling units. Enforced by Indiana Civil Rights Commission, State Office Bldg., 100 N. Senate Ave., Indianapolis 46204.
6. Maine	Effective September 1965. Covers rental housing, exempting the rental of a unit in an owner-occupied two-family house and owner-occupied one-family dwellings which rent four or less rooms. Penalties: fines up to $100 or imprisonment up to 30 days, with each additional violation punishable by fines up to $500 or imprisonment up to 30 days. No administrative machinery provided for enforcement.
7. Massachusetts	Effective July 21, 1959. Amended 1960, 1961, 1963, 1965. Covers all publicly-offered sales or rentals (including vacant lots), except rental of an apartment in an owner-occupied two-family house (rentals of rooms in private residences are covered by the state's public accommodations statutes by administrative ruling); also covers commercial space, and brokers, builders, mortgage lenders and advertising. Provides for revocation of license of brokers who refuse to obey an enforcement order. Commission empowered to initiate and to seek injunctive relief. Enforced by Massachusetts Commission Against Discrimination, 41 Tremont St., Boston 02108.
8. Michigan	Effective Jan. 1, 1964. Michigan's new State Constitution has been interpreted by the Attorney General to prohibit discrimination in all housing and in all mortgage lending transactions. Enforced by the Michigan Civil Rights Commission, 900 Cadillac Square Bldg., Detroit 48226.

State	Major Provisions
9. Minnesota	Effective Dec. 31, 1962. Amended 1965. Covers sales or rentals (including vacant lots), with the following exceptions: 1) owner-occupied, privately-financed one-family houses (homes with outstanding FHA or VA mortgages are covered); 2) rental of an apartment in an owner-occupied two-family house; and 3) rental of rooms in private homes. Also applies to brokers, builders and mortgage lenders with respect to housing covered by the law, and to all real estate advertising. Commission empowered to initiate complaints. Provides that at least 5 days prior to the commencement of a hearing before the commission, the respondent may demand that the matter be referred to the district court for determination. In such event, the commission may no longer handle the case and may not conduct a hearing or issue a cease and desist order. Enforced by Minnesota Commission Against Discrimination, 55 State Office Bldg., St. Paul 55101.
10. New Hampshire	Effective Aug. 29, 1961. Amended 1965. Covers all sales and rentals involving buildings containing more than one dwelling unit, exempting rentals in owner-occupied houses with three or less units. Also exempts the rental of rooms in owner-occupied housing accommodations. Violations are criminal offenses punishable by fines up to $100. A new State Commission for Human Rights, being formed at the time of this report, may receive and attempt to conciliate complaints.
11. New Jersey	Effective Sept. 13, 1961. Covers sales or rentals of houses in developments of 10 or more on contiguous land, and sale or rental of apartments in buildings with 3 or more units, excluding owner-occupied 3-family houses and rental of rooms in private residences. Covers all sales and rentals of government-aided housing, including homes with outstanding FHA or VA mortgages. Also covers brokers and mortgage lenders with respect to housing covered by the law, and all real estate advertising. State Attorney General can initiate complaints. Enforced by New Jersey Division on Civil Rights, 52 West State St., Trenton 08608.
12. New York	Effective Sept. 1, 1961. Amended 1963, 1965. Covers all sales and rentals except rental of an apartment in an owner-occupied two-family house and rental of rooms in private residences. Applies to commercial space; to brokers, builders and mortgage lenders,

State	Major Provisions
	and to real estate advertising. Enforcement commission may initiate complaints and is empowered to seek injunctive relief from the courts. Commission also may award compensatory damages in appropriate cases. An individual whose complaint is dismissed by the investigating commissioner may apply to the chairman of the commission for review. Provides that violation of a conciliation agreement is an unlawful discriminatory practice. Also provides that the use and occupancy of housing and commercial space without discrimination is a civil right, thus making violators subject to action under the penal code. Enforcement by the New York State Commission for Human Rights, 270 Broadway, New York City 10007.
13. Ohio	Effective Oct. 30, 1965. Covers all sales and rentals, exempting owner-occupied one- and two-family buildings. Also applies to real estate brokers with respect to housing covered by the law; to all transactions of mortgage lenders; and to advertising. Provides for the right to inspect available housing. Before exercising enforcement powers, the commission must find that a complainant is a bona fide homeseeker. Enforced by Ohio Civil Rights Commission, 240 Parsons Ave., Room 234, Columbus 43215.
14. Oregon	Effective Aug. 5, 1959. Covers persons engaged in the business of selling or renting real property, including vacant lots and commercial space; advertising. Attorney General can initiate complaints. Persons charged with discriminatory acts are notified upon filing of complaints, are forbidden to sell or rent the property at issue until disposition of the case has been made, and are liable to damages if they do so. Separate statute provides for revocation of license of brokers who violate the fair housing law. Enforced by Civil Rights Division, Oregon State Bureau of Labor, State Office Bldg., Portland 97201.
15. Pennsylvania	Effective Sept. 1, 1961. Covers all sales and rentals (including vacant lots) except owner-occupied one- and two-family houses; brokers, builders and mortgage lenders with respect to housing covered by the law; advertising. Commission is empowered to initiate complaints. Enforcement by Pennsylvania Human Relations Commission, 301 Muench St., Harrisburg 17105.
16. Rhode Island	Effective April 12, 1965. Covers all sales and rentals (including vacant lots) except rental of apartments in owner-occupied 2- and 3-family houses and rental of rooms in private residences; brokers, builders, mortgage lenders, and advertising. Commission empowered to initiate complaints. Enforced by Rhode Island Commission Against Discrimination,

STATES WITH LAWS BARRING DISCRIMINATION IN PUBLICLY-ASSISTED HOUSING ONLY

1.	Illinois	Prohibits discrimination in public housing, and restrictive covenants on urban redevelopment land. No enforcement agency.
2.	Montana	Prohibits discrimination in urban renewal housing. No enforcement agency.
3.	Washington	Prohibits discrimination in urban renewal housing. (See also note on page 1.)
4.	Wisconsin	Prohibits discrimination in public housing and urba renewal developments. No enforcement agency.

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CITY AND LOCAL LAWS BARRING DISCRIMINATION IN PRIVATE HOUSING

	Locality	Date and Enforcement Agency
1.	Albuquerque, N. M.	Enacted June 18, 1963. Fair Housing Advisory Board Box 1293, Albuquerque 87101.
2.	Ann Arbor, Mich. (See note below)	Effective Jan. 1, 1964. Ann Arbor Human Relations Commission, c/o City Hall, Ann Arbor 48101.
3.	Beloit, Wis.	Effective Apr. 1, 1964. Beloit Human Relations Commission, c/o City Hall, Beloit 53511.
4.	Chicago, Ill.	Effective Sept. 24, 1963. Chicago Commission on Human Relations, 211 West Wacker Dr., Chicago 60606
5.	Des Moines, Iowa	Effective June 4, 1964. Des Moines Commission on Human Rights and Job Discrimination, Armory Bldg., Des Moines 50309.
6.	District of Columbia (Art. 45, Police Regs.)	Effective Jan. 20, 1964. Commissioners' Council o Human Relations, District Bldg., 14th and E Sts., N. W., Washington 20004.
7.	Duluth, Minn.	Effective Oct. 19, 1963. Duluth Fair Employment a Housing Practices Commission, Suite 700, Torrey Bldg., Duluth 55802.
8.	East St. Louis, Ill.	Enacted Jan. 29, 1964. East St. Louis Commission Human Relations, 1602 Missouri Ave., East St. Loui 62205.
9.	Erie, Penna.	Effective Sept. 1, 1963. Erie Human Relations Commission, 606 Commerce Bldg., Erie 16501.
10.	Gary, Ind.	Effective June 4, 1965. Gary Fair Employment Practices Commission, City Hall, 401 Broadway, Gary 46

Note: Ann Arbor's law has been superceded by Michigan's new State Constitution, which the Attorney General has ruled preempts the housing field.

Locality	Date and Enforcement Agency
11. Grand Rapids, Mich.	Effective Dec. 23, 1963. Grand Rapids Human Relations Commission, City Hall Annex, 303 Iona Ave., Grand Rapids 49502.
12. Indianapolis, Ind.	Enacted July 1964. Indianapolis Human Rights Commission, City-County Bldg., Indianapolis 46204.
13. King County, Wash.	Effective Mar. 3, 1964. King County Sheriff's Off Seattle 98104. (This fair housing law covers the county's unincorporated areas - excluding Seattle.
14. Louisville, Ky.	Effective Aug. 25, 1965. Louisville Human Relatic Commission, 101F Mayor's Suite, City Hall, Louisville 40202.
15. Madison, Wis.	Enacted Dec. 12, 1963. Madison Equal Opportunitie Commission, 416 Russell Walk, Madison 53703.
16. New London, Conn.	Effective Aug. 1, 1963. New London Fair Housing Practices Board, 181 State St., New London 06321.
17. New Haven, Conn.	Enacted May 14, 1964. New Haven Commission on Equ Opportunities, c/o City Hall, New Haven 06510.
18. New York, N. Y.	Effective Apr. 1, 1958. New York City Commission Human Rights, 80 Lafayette St., New York 10013.
19. Oak Ridge, Tenn.	Effective July 25, 1965. City Attorney, City Hal Oak Ridge 37832.
20. Oberlin, Ohio (See Toledo, below)	Enacted Nov. 20, 1961. Housing Renewal Commissio c/o City Hall, Oberlin 44074.
21. Peoria, Ill.	Enacted Dec. 30, 1963. Peoria Commission on Huma Relations, 302 City Hall, 1821 N. Underhill St., Peoria 61601.
22. Philadelphia, Penna.	Effective June 10, 1963. Philadelphia Commission Human Relations, 625 City Hall Annex, Philadelphi 19102.
23. Pittsburgh, Penna.	Effective June 1, 1959. Pittsburgh Human Relatio Commission, City-County Bldg., Pittsburgh 15219.
24. Schenectady, N. Y.	Enacted April 1, 1963. Schenectady Human Relatio Commission, 1929 Union St., Schenectady 12305.
25. St. Louis, Mo.	Effective Feb. 6, 1964. St. Louis Council on Hum Relations, Room 200, Municipal Courts Bldg., St. Louis 63103.
26. St. Paul, Minn.	Enacted Aug. 13, 1964. St. Paul Human and Civil Rights Commission, 1745 City Hall, St. Paul 55802

Locality	Date and Enforcement Agency
27. Wichita, Kan.	Enacted Oct. 6, 1964. Wichita Commission on Human Relations, c/o City Hall, Wichita 67201.
28. Yellow Springs, Ohio	Enacted Aug. 19, 1963. Yellow Springs Human Relations Commission, 314 Dayton St., Box 226, Yellow Springs 45387.

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The following cities have enacted fair housing ordinances reaching the private market which have been struck down by referenda or, in one case, ruled invalid by the courts on technical grounds.

29. Akron, Ohio	Enacted July 1964. Struck down by referendum Nov. 3, 1964
30. Berkeley, Calif.	Enacted Jan. 15, 1963. Struck down by referendum Apr. 2, 1963.
31. Seattle, Wash.	Enacted Nov. 26, 1963. Struck down by referendum, Mar. 10 1964.
32. Tacoma, Wash.	Enacted Sept. 24, 1963. Struck down by referendum Feb. 11 1964.
33. Toledo, Ohio	Effective June 9, 1961. Ruled invalid by the Ohio Supreme Court on Mar. 10, 1965, on the ground that the ordinance was so indefinite enforcement of its provisions would be impossible. On the same date, the high court upheld the constitutionality of the Oberlin fair housing ordinance.

MEASURES PROHIBITING "PANIC PEDDLING"

Several states and cities have regulations or ordinances which prohibit real estate operators from engaging in practices designed to incite panic selling due to the entry or prospective entry into a neighborhood of persons of another racial or ethnic backgrounds.

The state licensing agencies in Connecticut, New York and Pennsylvania have regulations under which brokers and salesmen are liable to revocation or suspension of their licenses if they are found guilty of engaging in "blockbusting" tactics. Ohio prohibits "blockbusting" under a recently-enacted fair housing law.

The following cities have adopted special anti-panic peddling ordinances:

1. Baltimore, Md.
2. Buffalo, N. Y.
3. Detroit, Mich.
4. Kansas City, Mo.
5. Park Forest, Ill.
6. San Francisco, Calif.
7. Shaker Heights, Ohio
8. South Euclid, Ohio
9. Toledo, Ohio
10. Warrensville Heights, Ohio

The following cities have incorporated anti-blockbusting provisions into their fair housing ordinances:

1. Chicago, Ill.
2. East St. Louis, Ill.
3. Peoria, Ill.
4. Washington, D. C.
5. Wichita, Kan.

Vol. IV, No. 4 Autumn 1965

Threat to the Great Society: Anti-Fair Housing Referenda

by

Edward Rutledge

Published Quarterly by
NATIONAL ASSOCIATION OF INTERGROUP RELATIONS OFFICIALS

(Not printed at Government expense)

United States of America

Congressional Record

PROCEEDINGS AND DEBATES OF THE 89th CONGRESS, SECOND SESSION

A Program for the Urban Crisis—Speeches by Senator Robert F. Kennedy of New York

REMARKS

OF

HON. PHILIP A. HART

OF MICHIGAN

IN THE SENATE OF THE UNITED STATES

Wednesday, February 2, 1966

Mr. HART. Mr. President, Henry David Thoreau once said:

> I please myself with imagining a state at last which can afford to be just to all men, and to treat the individual with respect as a neighbor.

I did not look up that quote myself; instead, I cribbed it from the opening lines of a speech made by the able junior Senator from New York [Mr. KENNEDY].

It was the first of three speeches the Senator from New York made on the situation in which our cities find themselves. But he did more than just outline the problems—he presented some thoughtful solutions.

Education, segregation, employment, and adequate services—these are the most oppressive problems our urban centers face. President Johnson is keenly aware of them and has set goals for us to achieve.

Clearly, everyone who is concerned with achieving those goals will be interested in the Senator's remarks. As he says:

> This is no small plan. But neither are the problems small.

The reason I began these remarks with the quote from Thoreau—and the reason, I suspect, that Senator KENNEDY began his speech with it, is that we are now indeed living in a state that at last is becoming preoccupied with justice to all men and with respect for the individual as a neighbor.

When the President presented his urban affairs message to the Congress a few days ago, he proposed a program that he said "would offer American cities the opportunity to become places of spacious beauty and lively promises, where men are truly free to determine how they will live."

Thoreau, I believe, would have been pleased with that line.

Since the same theme is evident in the proposals of the Senator from New York—proposals that will be of interest to everyone concerned with urban problems—I ask unanimous consent to have the three speeches printed in the RECORD.

There being no objection, the speeches were ordered to be printed in the RECORD, as follows:

ADDRESS OF SENATOR ROBERT F. KENNEDY, LUNCHEON OF THE FEDERATION OF JEWISH PHILANTHROPIES OF NEW YORK, AMERICANA HOTEL, NEW YORK CITY, JANUARY 20, 1966

Henry David Thoreau once said, "I please myself with imagining a state at last which can afford to be just to all men, and to treat the individual with respect as a neighbor."

We fought a great Civil War over whether we could afford as a nation to be just to all men. Now, 100 years later, we are still struggling over the same issue.

Our present commitment to the ideal state has made a difference. By statute and by administrative action, we have seen to it that the Negro can eat at a lunch counter, that he can get a motel room for the night, that he can complain to a Federal agency when he is discriminated against in employment, that he can register and vote in all elections. We have made a beginning toward fulfillment of these basic rights.

Yet today, in 1966, segregation—in the North as well as the South—is still a pervasive fact of life. What we have accomplished thus far is, as Winston Churchill said, "not the end, it is not even the beginning of the end. But it is, perhaps, the end of the beginning."

My remarks today are the first in a series of three speeches about one major aspect of the unfinished business that is ahead—the quality of life for the Negro in the urban areas of the North.

I do not mean to downgrade the problems that remain in the South. Recent events have tragically reminded us of the continuing crisis in southern justice. Further Federal legislation is urgently needed to insure, as far as laws can, the personal security of Negroes and civil rights workers in the South. And when we succeed in guaranteeing equal application of the law in the South, we shall still face difficult questions about education and economic opportunity, about housing and hospital services. The struggle in the South is also only in its beginning stages.

But my purpose today—and in the speeches I shall deliver tomorrow and Saturday—is to emphasize the magnitude of the problem in the North, and to suggest that our purpose to help the northern Negro must pervade every plan we make for the future of our cities.

In the course of the last generation, the face of the American city has changed almost completely. Millions of Negroes—impelled by hopes of job opportunities and a better life—have poured into the great cities of the North and West. Their arrival—and the simultaneous flight of millions of whites to the suburbs—has created a situation of segregation unparalleled in our country's history.

In 1910 only 29 percent of American Negroes lived in urban areas. Then the great migration began. By 1960, 65 percent lived in urban areas.

And of the Negroes who lived in urban areas in 1960, 80 percent were concentrated in the central cities.

Between 1950 and 1960 alone, the number of Negroes in the central cities increased by 3¼ million.

For whites in urban areas, the same 10 years were a period of continuing migration to the suburbs. In 1950, 43 percent of the urban whites lived in the suburbs. By 1960, 52 percent were suburbanites.

Less than 5 percent of the population of the suburbs was Negro in 1960.

The segregation of the Negro in the central city means, of course, that he lives in a ghetto and that his children attend segregated schools.

Nearly every major city has within it one or more large areas where the population is more than 95 percent Negro. One area in Chicago of nearly 350,000 people is 97.9 percent Negro. Central Harlem, an area of over 241,000 people, is also 97.9 percent Negro.

In Chicago, 90 percent of the Negro elementary students and 63 percent of the Negro high school students attend schools which are over 90 percent Negro.

And the thorough-going segregation of the urban Negro is actually the less serious part of the story. The worst part is that the ghetto is also a slum.

From his birth to his death the urban Negro is a second-class citizen.

As President Kennedy said in 1963: "The Negro baby born in America today, regardless of the section of the Nation in which he is born, has about one-half as much chance of completing a high school as a white baby born in the same place on the same day, one-third as much chance of completing college, one-third as much chance of becoming a professional man, twice as much chance of becoming unemployed, about one-seventh as much chance of earning $10,000 a year, a

life expectancy which is 7 years shorter, and the prospects of earning only half as much."

These disparities continue.

In 1964 the median family income of Negroes was $3,839. The median family income of whites was $6,858.

Some 37.3 percent of Negro families had incomes under the poverty level of $3,000. The percentage of whites below that level was 15.4.

Negro unemployment continues at twice the level in the economy generally. The jobs that Negroes do have are of lesser quality, too. Only 1 in 4 Negro family heads is a professional, white collar, or skilled worker. Almost two-thirds of the white heads of families have jobs in these categories.

Some 43.2 percent of the houses that urban Negroes lived in were substandard in 1960. The figure for whites was 15.6 percent.

Here in New York City, less than one-fourth of the Negro elementary schools have the regular complement of fully licensed teachers. Over two-thirds of the white schools have their full quota of regular teachers.

In Chicago 40 percent of the Negro elementary schools have more than 35 pupils per classroom, compared with 12 percent of the white schools. Five of eight Negro high schools are more than 50 percent over capacity, as against 4 of 26 white high schools.

We are not making much progress on these matters, either. Although the Negro's median income has increased, its rate of growth is slightly less than that of the white. In 1952 the Negro's median income was 56.8 percent of that enjoyed by the white. In 1964 it was 56 percent.

The recent Charles Abrams task force study tells us that the number of unsound housing units in New York City rose from 420,000 in 1960 to 520,000 in 1965. And New York City has the largest slum clearance and rebuilding program of any city in the United States. Further, those who live in these units now pay 20.4 percent of their income for rent instead of the 18.4 percent they paid in 1960.

Serious as they are, these disparities lay bare only part of the problem. The deeper part, the really dangerous part is in the gulf which separates the Negro from the white power structure that governs him, and in the failure of the establishment to afford him full participation in shaping the governmental services he receives. For 300 years the Negro has been a nation apart, a people governed by a repression that has been softened to the point where it is now only a massive indifference. The Watts riots were as much a revolt against official indifference, an explosion of frustration at inability to communicate and participate, as they were an uprising about inferior jobs and education and housing. What exploded in Watts is what lies beneath the surface.

We are now at a crossroads. At the present rates of change, Robert Dentler tells us that the North will have "deep and extensive racial segregation in its urban schools as late as the middle of the next century." And Thomas Pettigrew tells us that Negroes will "not attain equal proportional representation among clerical workers until 1992, among skilled workers until 2005, among professionals until 2017, among sales workers until 2114, and among business managers and proprietors until 2730."

In the meantime, at such a pace, we can expect continuing explosions like Watts, continuing crises in the management of our cities, and, worst of all, a continuing second-class status for a large group of American citizens. Clearly the present pace is unsatisfactory.

Even if our governments—Federal, State and local—had finally succeeded in making themselves colorblind, far more would still be needed. And the effort—if it is to succeed—must also involve all of you—the entire private community—business and labor, Negro leadership as well as white. Consciousness of the plight of the urban Negro must pervade our thought and our planning in every program that we undertake to improve our cities and plan for their future. In any other course will lie disaster.

What, then, are the specific elements of our course of action? Ultimately, we must succeed in wiping out the huge central city ghettoes. By this I do not mean that the outcome will be racial balance in every urban and suburban neighborhood. Many Negroes, given a completely free choice, will choose to live in predominantly Negro neighborhoods just as members of other racial and nationality groups have chosen in the past to live predominantly among their own kinsmen.

The important thing is that the Negro must have freedom of choice. What we must achieve is freedom for him to move if he wants to and where he wants to. And if his desire in the end is for a Negro neighborhood, the choice must not be so narrow that he has to live in a central city neighborhood to live in a predominantly Negro neighborhood.

Wiping out the ghetto is essential to the future of the Negro and of the city itself. It is essential because the ghetto is not a neighborhood. Rather it is a vast undifferentiated mass. Its very size contributes to its lack of contact with the white community, and to the total segregation in schools and everyday life that has been so damaging. And because the present economic characteristics of its population make it a huge pocket of poverty, its location in the central city is a continuing disproportionate burden on city welfare, health, police, and other services. The uneconomic use of land which it represents is a serious loss to the city's tax base as well.

If we can break down the massive housing segregation of the ghetto, we can break down the other forms of segregation which it has caused. The ghetto, for example, makes it practically impossible to achieve meaningful racial balance in the schools. Even if there were enough whites left in the city to make a balance, the physical distances involved in transporting children, particularly in a large city, might be insuperable.

The existence of smaller Negro and integrated neighborhoods throughout the metropolitan area would, on the other hand, permit the achievement of improved racial balance in the schools.

And breaking down the ghetto, together with intelligent reuse of vacated slum land, will give the cities a new lease on life—a double inoculation of reduced costs for services and an improved tax base.

Thus, the longrun life of the city itself depends on the Negro's being able to live where he chooses, in any part of the metropolitan area, and, I might add, on stemming the migration of whites out of the city.

Obviously we cannot wipe out the ghetto overnight. Were this our sole goal, we would succeed only in writing off a whole generation of present ghetto residents who would never live to see its fulfillment.

At the same time, therefore, we must devote our attention to improving living conditions and rebuilding the present Negro areas, to giving their residents new job skills and jobs to go with them, to improving the education of their children, to providing new cultural interests for those who live there.

Many have said that the goals of improving living conditions in Negro areas and of dispersing the ghetto are mutually exclusive. I disagree most emphatically. In fact, the two goals are interdependent.

As G. Franklin Edwards has pointed out: "There is some resistance on the part of Negroes to moving into areas, especially the suburbs, where few Negroes live. This is particularly characteristic of families with children who must attend school and are dependent on neighbors for play and other social experiences. * * * The forces tying Negroes to the Negro community are the products of fear and isolated living and are likely to discourage any large exodus of Negroes to suburban communities in the immediate future."

Upgrading the quality of life in the Negro neighborhoods can break down this pattern fear. As the Negro engages in better communication with a newly sensitive white community, receives a better education, and improves his economic status, his view of himself in relation to the white community is bound to change. Improving life in the ghetto is necessary, then, to create the seeds for dispersal of the ghetto.

Thus our course of action must be twofold—on the one hand giving the Negro complete freedom of choice of neighborhood and, on the other hand, improving existing conditions in the present Negro neighborhoods. For the rest of my time this afternoon let me turn to discussion of the first question: What can we do now to begin reversing the concentration of the Negro in the central city?

To start with, we must adopt a long-range projection of how the metropolitan area of the future will look and of how to achieve desegregation within that projection. In the next 20 years our urban areas will have to find room for 60 to 70 million more people. We must plan where they will live and work and play, and how they will get back and forth from one activity to the other. And it is vital to the future of the central city that one part of that plan be a strategy for breaking up the ghetto.

What are the elements of that strategy?

First, we must evaluate existing Federal housing programs in light of the goal of desegregation. It will turn out, of course that we have been doing things just about backwards for a long time.

Public housing has been a significant force in perpetuating segregation. It has been built, on the whole, as large projects in ghetto areas, and it is all too clear that this has not been wholly accidental. The result is that in 1962, 80 percent of all public housing projects receiving Federal subsidy were occupied by members of only one race. And the approach of building mainly in central cities has been uneconomic. Land and construction costs have brought the cost per unit in New York City to over $21,000. To illustrate the consequences of this policy, we should note, for example, that projects in areas outside the central city could have been built and every tenant have been provided a brand new automobile to commute with, and the cost would still have been far less.

FHA and VA financing, and financing by federally chartered savings and loan associations, have encouraged the white flight to the suburbs. The philosophy of these programs is encouragement to home ownership. Since land for new homes is in the suburbs and not in the cities and since Negroes have on the whole not been able to afford new homes, the subsidy involved in these programs has in effect contributed to greater segregation.

The strategy of desegregation requires us to strike out in new directions. Our major effort, I might say, will have to be in connection with low-income families. The number of Negro families who can now afford to buy a home is relatively small at present. One important new direction was President Johnson's proposal last year of Federal aid to finance new town developments. The proposal was dropped from the housing bill as enacted. Resubmission of this proposal, together with a requirement that, say, 15

percent of the housing in a new town be set aside for low-income families, would be a major contribution. If the new town builders received the benefits of the rent-supplement provisions of last year's act, they would not be disadvantaged financially in providing the low-income housing.

More broadly, we must consider any and all steps that would encourage metropolitan planning and action toward housing desegregation.

The Federal Government should become the clearinghouse—the gatherer and disseminator—of information about housing desegregation. It can study and publicize ways in which communities are bringing about desegregation and it can make original suggestions about desegregation. It would be a signal contribution, for instance, if the Federal Government publicized the fact that numerous studies have shown that Negro entry on a block does not in fact lower property values.

We might make planning assistance grants available on an areawide basis for the specific purpose of planning for desegregation.

We might amend the workable program requirement of urban renewal to make it areawide, and to make it include a specific and affirmative plan for desegregation. By doing so we could demand that relocation of people displaced by urban renewal be used as a way of encouraging Negroes to leave the ghetto and move to the suburbs. As it is, relocation is another aspect of our Federal housing policy that has served to perpetuate segregation. One study showed that two-thirds of those displaced by a large renewal project had relocated within 12 city blocks of their original residence.

We should take steps to make public housing into a truly metropolitan program. And the new rent-supplement program—which we must fund this year—should be used as a device for desegregation as well.

Second, we can act at the Federal level to break down the barriers which the suburbs present to the relatively few Negroes who can afford now to buy a home.

President Johnson said last week that he will propose legislation to outlaw discrimination in the sale or rental of housing. I fully support that, and I would suggest in addition that we provide grants-in-aid to the more than 1,100 local public and private agencies around the country which are engaged in fair housing efforts. Such support will enable them to multiply their efforts. Among other things, these grants might be used to provide neighborhood assistance for Negroes who are new in white neighborhoods.

Third, we can begin making efforts in other areas to complement our efforts in the housing area.

We might, for example, consider special Federal aid to suburban schools which take in slum children. Such a project is going on right now in the Rochester, N.Y., area, aided by the State department of education. If the distance in some cities is too great for the children to travel, we might consider a program for their boarding out in the suburbs. Apart from the obvious educational advantages to them of such a program, it would also be an introduction to life outside the ghetto. It might motivate the youngsters to a greater respect for their own potentialities and induce them to break out of the ghetto life permanently.

Finally, it would be invaluable to desegregation if we established, with Federal assistance, well-publicized advisory agencies to tell new arrivals to the city of available places to live, available jobs, and so on. We might have such agencies both in areas from which people are migrating and in their destination cities. These agencies could be invaluable in preventing the further growth of the ghetto. They would have to be well staffed and sympathetic, and would need wide contacts with local government and industry, with real estate experts and civic groups. And if they were truly national in scope—located in both areas of departure and areas of arrival—they would have to be fully computerized so that full and accurate information is available for any part of the country on a moment's notice. But if they were done well, they would pay for themselves many times over in the savings in welfare expenditures that they would bring.

The development of such regional employment opportunity centers could well be coordinated with increased responsibilities for the U.S. Employment Service. That agency has in practice been a frequent disappointment to the cause of minority rights.

In exploring the feasibility of regional employment opportunity centers, we could well examine Israel's experience. That nation screens each of its immigrants with great care, and then makes every effort to place him in appropriate employment and living circumstances. There is no reason why we should not do the same thing for the migrants to our cities.

Nor would the purpose of a regional employment opportunity center be confined to helping the Negro. It is our experience that physical and economic isolation of any group in our society causes it to fall behind. We are a highly mobile society, and our mobility causes interaction, stimulation, and progress. Isolation brings stagnation and retrogression. This is as true in Appalachia and the old textile towns of New England as it is in Harlem. Thus, the regional centers could help in these areas as well.

More broadly, our purpose in ending the isolation of the ghetto is no different in the end from our purpose in trying to restore vigor to the life of Appalachia. In both cases it is the inevitable erosion of the spirit which isolation has brought that we seek to counteract. In both cases our ultimate purpose is to assure that every American comes to know the full meaning of the truths that we held to be self-evident for the rest of America almost 190 years ago.

ADDRESS OF SENATOR ROBERT F. KENNEDY, BOROUGH PRESIDENT'S CONFERENCE OF COMMUNITY LEADERS, JANUARY 21, 1966

Since the dawn of their freedom a century ago, Negro Americans have been advised to "cast down your bucket where you are." But those who offered this advice too often did not bother to look at whether its recipient was standing by a river of opportunity—or in the midst of a desert, from which his bucket could bring back only the sand of poverty and ignorance and want.

Negro Americans have been told to cast down their buckets in search of education. But equal education has not been allowed them—and even today, a Negro college graduate can expect to earn less in his lifetime than a white man whose education stopped after the eighth grade.

Negro Americans have been told to cast down their buckets for work. But even now, in the midest of the longest period of sustained expansion in our history, Negro unemployment continues at over twice the white rate; Negroes, as a whole, continue to be paid less than whites for equivalent work; and whole generations of Negro youth have grown up without the chance to learn what work is and what rewards it can bring.

And Negro Americans have been told to cast down their buckets to find and adopt the standards of our society. But our "welfare" programs have too often destroyed families and penalized thrift; our law enforcement has too often stopped short of protecting Negroes from those, white and black, who have preyed on them, in their homes and on their jobs and in the streets; and sometimes we have not even helped them remove the garbage from their neighborhoods.

The time for all this to change is now—just as it has been time to change since the first Negro stepped off the first slave ship onto American soil.

But I come here not to say "now," but to ask "how"; not to say what should be done, but what must and will be done, to make opportunity—like the Constitution—truly colorblind, to turn rhetoric into action and dreams into fact.

And the place to start is here—here in the center of the great Northern cities, here in New York, here in Harlem and Bedford-Stuyvesant. It is in the great urban centers that most Americans live, and will live in ever-increasing degree in the coming years; it is to the great cities that Negro Americans have come in search of the dreams we all share for ourselves and our children; and it is these great cities that are threatened with total dislocation by the problems of employment and education, housing and health and safety, that accompany the Negro throughout the United States.

For these problems are intensified by the concentration of Negroes in the cities, by areas of hundreds of thousands of people with abnormally high rates of unemployment, poverty, and the other afflictions which you know only too well. In the long run, we must break down the ghettoes, these huge concentrations of a single racial group. And as I said in a speech yesterday, we must begin to do so immediately.

But we must recognize that this is a task of years, perhaps of decades. If we seriously intend to solve our problems, we must accept the fact that all the Harlems will be with us for many years. What we must refuse to accept is the proposition that Harlem's problems are not soluble. Where, then, do we begin?

Clearly, the most important problem in Harlem is education of every kind. Fathers must learn job skills, and mothers how to buy food economically; students must learn to read, and little children how to speak; and teachers must learn how to teach and employers how to hire.

But our educational efforts have thus far not been sufficient. For this there have been many reasons, which by now are familiar to all of us: segregation; lack of stimulation or stability in many homes; lack of preschool preparation; lack of adequate resources in the schools themselves; lack of effort in the schools, which have not been determined that all children must learn.

All these shortcomings exist; all are destructive and wasteful; all must be changed. But we will only be deluding ourselves if we look just to improved schools as a solution to the problems of the ghetto. The most ambitious preschool projects we have yet devised, for example, do not reach children before the age of 3, and those we have carried out do not reach below the age of 4 or 5; yet even by three children may be so damaged that any compensatory program can only make up part of the potential that has already been lost.

We can improve the schools at every level, yet not reach the parents of even our youngest children—and these parents must be reached if their children are to have a full chance at life. And reliance on integration of schools in the center of our cities would mean the virtual abandonment of those children now in school—for true school integration depends on a desegregation of residential patterns which simply cannot take place overnight.

More fundamentally, better schools do not automatically produce better or more dedicated students. For perhaps the greatest barrier to education in Harlem is simply a lack of hope, a lack of belief that education

is meaningful to a Negro in the city of New York.

The proof can be found in one fact: that the most important factor in the dropout rate is not principally the state of the student's family, nor his earlier schooling, nor whether he attended preschool classes or had a guidance counselor. The main determinant of the dropout rate is the opportunity for employment in the area.

This, after all, should be no surprise. Children whose fathers are without work for months or years on end are not likely to learn the value of work in school or elsewhere. High school seniors who see last year's graduates standing on street corners—or working part-time at menial jobs—are not likely to be impressed with the value of the last year's schooling.

And the effects of the shortage of meaningfull employment are reinforced by a welfare structure which is frequently destructive both of individuals and of the community in which they live. "Thus," as one economist says, "we penalize old-age pensioners who get jobs, by cutting their social security benefits in correspondence with their pay; we terminate welfare payments when the wage-earner head of a large family gets even a poor paying job, sometimes at a lower level of income than that provided by his welfare payments; we evict the dweller in a low-rent, public-housing project who succeeds in raising his income above the level permitted for that housing, even if the increases in his rent costs will exceed his income increase. Instead of providing real incentives to self-help efforts, we in effect deter them by the equivalent of 100 percent taxation on the additional income the poor may earn."

And, in the midst of much hand-wringing about the disintegration of Negro families, we compel fathers to leave home so that their families may receive Federal assistance; this teaches their sons the lesson that the best way to provide for a family is to abandon it. Neither is the aid to dependent children of unemployed parents program an answer; for where jobs are menial and pay too low, a father may still be forced to leave home to bring his family a living income.

Thus we find that the dropout rate is higher where aid to dependent children payments per child are higher; why stay in school and study when welfare is better than the jobs that are available?

So students slack, and their teachers expect too little, and the students slack still further; they must stay in school until a given age because the law commands it, regardless of their interest, and discipline becomes impossible; the net result is that the schools simply do not educate the children.

The lack of education makes it still harder to get jobs, and probably makes for further deterioration in education; thus Kenneth Clark tells us that the children of Harlem are farther behind their white contemporaries now than they were 30 years ago.

So if we are to break out of this cycle—if our educational programs are to work—we must move immediately to provide jobs for all those willing and able to work.

This, of course, we have tried to do. In the last 5 years, we have increased the general level of employment. And we have instituted many training programs to help people qualify for those jobs. But these efforts have not done enough.

In December 1965, for example, unemployment was at its lowest point for many years—4.1 percent. But Negro unemployment was still 7.3 percent. Unemployment of young Negroes was 26 percent. And we know that 13 percent of Negro men in the prime working age group 30–34, for example, were not counted as unemployed only because the census bureau literally cannot find them; they are drifting about our cities, not to stay in one place and be counted in our statistics until they reach the age of about 40. The Secretary of Labor has told the Senate that if job opportunities improved, over 1 million persons not presently counted as unemployed would resume the search for work which they now have abandoned. So all we can be sure of is that our unemployment statistics do not begin to measure the full extent of people who want to work but have no opportunity to do so.

Next to these facts, arguments over whether unemployment can best be improved by job training or general prosperity become meaningless. Neither has been adequate. Something more is needed.

At this point let us make clear what that something more is not.

It is not a massive extension of welfare services or a new profusion of guidance counselors and psychiatrists, whether on a block, neighborhood, or other basis. All these have a role to play. But there are not enough social workers, psychiatrists, or "indigenous workers" in the country to minister to all the broken families and hopeless children on a case-by-case basis. More to the point, welfare workers, or higher welfare payments, cannot confer self-respect or self-confidence in men without work—for in the United States, you are what you do. Cecil Moore, head of the Philadelphia NAACP, once described welfare as the worst thing that could have happened to the Negro. Even for such an extreme position, there is factual support.

I turn now, therefore, to a realistic program for jobs—a program for all our Harlems—a program for the United States.

ACTION

Let us, as a beginning, stop thinking of the people of Harlem—the unemployed, the dropouts, those on welfare and those who work for less than the minimum wage—as liabilities, idle hands for whom some sort of occupation must be found. Let us think of them instead as a valuable resource, as people whose work can make a significant contribution to themselves, their families, and the Nation.

Now ask if there are jobs to be done. In his state of the Union address, President Johnson said that whole areas of our cities must be immediately rebuilt; indeed, it has been national policy since 1949 to provide "a decent home and a suitable living environment for every American family," but there are in New York City at least 1½ million people living in totally inadequate dwellings—cold, rat-infested, dirty, and overcrowded.

The medicare bill is already generating pressures for new hospital and nursing home construction; and even before medicare, New York's Commissioner of Hospitals stated that the city-owned hospitals alone require $50 million worth of rebuilding in each of the next 10 years.

Our school classrooms are already overcrowded and deteriorating—and in the next 10 years, we must build thousands more in the city alone to teach the children now being born.

The College of the City of New York is becoming more difficult to enter each year—principally because it is without adequate classroom space.

In fact, the inventory is almost infinite—parks and playgrounds to be built, the beaches to be renovated, the subways to be refurbished. If we begin—as the President said we will—to meet these pressing needs, there will be jobs enough for all our people.

But let us not make the mistake of regarding these just as jobs; and let us not erect buildings for their own sake. Our needs, and the programs we will now undertake to meet them, are in fact an opportunity to make every government program, and many private efforts, more effective than ever before. In any program of rebuilding now begun, therefore, I urge the following:

First. Priority in employment on these projects should go to residents of the areas in which they are undertaken. The fathers and young men of Harlem need work—and this is the best kind of work we could possibly offer them.

For this is man's work—work which is dignified, which is hard and exacting, which is at the same time rewarding to the man who does it and rewarding to the community around him. Much of its is work which can be done by unskilled workers, who now have the most difficult time finding jobs; but in such a program there would be jobs of all kinds, including those requiring administrative and managerial skills.

Creating these jobs would say to the residents of Harlem that there is hope—that there is a future—that all of us are truly determined to change the conditions under which they live. In my judgment, it is not too much to say that the ready availability of jobs in Harlem would make a major change in the entire environment in which its young people grow up.

Second. Public and private training programs should concentrate their funds and their efforts in on-the-job training on these projects. Not only will job training be needed to make initial employment possible for many of the ghetto's residents; just as important, the availability of jobs will make many of our training programs more meaningful than they have been before. Construction work has traditionally been taught through a system of apprenticeship—which means a 1-to-1 teacher-student ratio, a system of learning by doing, a system in which learning has immediate rewards and the relationship of skill to increased earning power is clear. In a very real sense, these projects could be a vast new educational institution—teaching skills, but teaching pride of self and pride of craft as well.

Third. Our conventional educational system should be directly integrated with the rebuilding effort; for many our most serious educational problems, there is real hope of solution within such a program.

The central problem of motivation, for example, would be directly confronted. Any high school student who so desired—whether for financial or other reasons—could be allowed to leave school to work on such a project. The schools would maintain jurisdiction over these students; and they would, as a condition of employment, be required to continue schooling at least part time until the requirements for graduation were met. In fact, all jobs on these projects should require part-time study to remedy educational deficiencies, and advancement on the job should be directly related to school credits gained, just as it is in the Armed Forces. Without the need to discipline unmotivated students, the schools would find it far easier to educate students who wish to learn. And the young men who work on these projects will learn that the ability to read a blueprint or a specification is worth returning to school to acquire.

Another of our serious educational problems is how to discover and develop aptitudes for managerial and technical work among the great bulk of slum residents; our great universities are eager for qualified Negro students. But on the job, it would be possible for young people to show such aptitudes—just as millions of young men first discovered their potential in the Armed Forces in World War II, and later went on to college and new positions of leadership.

Indeed, it would be possible to open up new opportunities for every level of education. A young man showing supervisory abilities,

for example, should be encouraged to study business or public administration at the college level, either part time or full time. Strawbosses should be able to become superintendents, and perhaps receive engineering training. Appropriate branches of city and State universities could be established in the immediate neighborhood to allow maximum participation in this process.

Fourth. The rebuilding should be consciously directed at the creation of communities—the building of neighborhoods in which residents can take pride, neighborhoods in which they have a stake, neighborhoods in which physical surroundings help the residents to create the functioning community which must be our goal. We should, for example, make provision for condominium ownership of low-income apartments. At another level, we should engage in as much rehabilitation as possible, saving all of the old that is economical and sound. We should build in stores and workshops and play space. And the planning of the neighborhoods should, from the outset, involve the people of the areas affected.

Fifth. Present social service programs, particularly welfare, should be integrated with the rebuilding effort. The program I envision would make it possible for families to turn dependence into self-sufficiency; but we must work to make possibilities into fact—for example, by using a man's new employment as an aid to reuniting him with his family. For another example, the rebuilding program should focus in significant degree on unmet social needs—such as by constructing clinics and physicians' group practice facilities in the ghettoes, which are notoriously short of medical services.

Sixth. Using the building program as a base, occupational opportunities and training should be opened up in all related ways. As building takes place, for example, some should learn and then operate building-supplies businesses; small furniture manufacturing establishments; or restaurants in which the workers can eat. As health clinics are established, young people should be trained to work in them both as clerical and medical aids. Buildings should be decorated and embellished by art students; housing should contain facilities in which students of music and drama could put on entertainments.

All of these have been proposed before; many have been attempted. But it is becoming increasingly clear that without a common focus—without the framework of a total effort at regeneration within the entire slum community—these efforts will not fulfill our hopes. For example, present proposals to train subprofessionals, or helping aids, as they are sometimes called, all concentrate on training people for jobs which do not yet exist—with the hope that once we have trained the people, someone will find a use for them. But neither instructors nor students can be serious in a program from which students are without a defined place to go when their training is complete—which may explain why most of the proposals have remained on paper. But if the jobs are available—if training has a goal and a reward—and if the helping technicians are given proper opportunities to become full professionals—these programs will be worth while.

Seventh. An essential component of any program for regeneration of the ghetto will be the active participation of the business community in every aspect of the program, in a partnership of shared costs and effort with government.

Housing, for example, should be constructed by limited-profit corporations, with financing guaranteed and appropriate rent subsidies furnished by the Government. Business should be encouraged to create jobs in the ghetto—for example, by establishing branch or franchise operations in which local residents would be trained for ultimate management; this is no more than business now does in foreign countries.

The ingenuity of American industry should also be engaged in the job-training programs, just as it now is in certain Job Corps camps.

Commercial and industrial facilities should be erected and leased to both major industry and local merchants.

And the business community should be encouraged not only to do better the things we now do—such as, for example, to improve building techniques for lowered cost—but also to show us entirely new things to do, to become a generator of social change and improvement.

For example, one of the ghetto's most serious problems in the poor quality of goods sold in local stores—and the ignorance of many housewives that better goods are available at lower cost elsewhere. I would like to see the Government encourage private industry to establish demonstration stores in Harlem, stores in which quality goods of all kinds—food, clothing, appliances—would be sold at prices comparable to those in the large discount stores downtown and in the suburbs. Combined with consumer-education programs now underway in the poverty program, such stores could be both schools and yardsticks against which other stores could be measured. The Government operates the electric powerplants of the TVA so that buyers will have a standard against which to measure the costs of private power; slum residents should have the same yardstick against which to measure the cost and quality of their daily needs.

Eighth. Equally essential is the full participation of private groups—especially of labor unions and of universities. Labor unions and of universities. Labor unions should furnish training cadres and supervisors on the job, and instructors in the training programs. Unions should also be encouraged to establish and administer neighborhood health and social service programs similar to those they now operate for their members. And they should also be encouraged to organize the workers in the programs.

Universities should be invited not only to establish special education programs, but to lend their expert knowledge in the planning and execution of every part of the process. Schools of architecture could contribute design and planning assistance to neighborhood groups wishing to participate in the community planning process. Medical schools could help to train medical aids, and to instruct the population generally about hygiene and sanitation. Law schools could furnish legal assistance to projects and to individuals. Business schools could have special training classes and consultant services for small businessmen.

Ninth. The full participation of State and local government authorities is also vital. In any effort, municipal authorities must help to acquire land and properties for renewal. Local educational authorities must be responsible for integrating education into the program, and for the administration of welfare and other important services. Together with active and imaginative leadership from State and city governments, everything is possible; without such cooperation our efforts will remain fragmentary and their outcome problematic.

What is called for, in short, is a total effort at regeneration—an effort to mobilize the skills and resources of the entire society, including above all the latent skills and resources of the people of the ghetto themselves, in the solution of our urban dilemma.

This is a lengthy list—yet even so it is not complete.

It does not deal with the changes that will be necessary in our manpower and education policies to assure an adequate supply of administrators and teachers, doctors and policemen and lawyers, to make our ghettoes into fully functioning urban communities.

It does not deal with the problems of welfare administration, or of police-community relations, or of crime.

It does not deal with needed strengthening of title VII of the Civil Rights Act.

It does not deal with questions of access to public services established for the benefit of the poor, or of the need for improving the participation of the people of the slums in the political decisions which shape their lives.

All these matters are on our agenda; all will require the same imagination, and effort, and willingness to dare, as will the program of urban regeneration on which the success of our other efforts depends.

But what has been demonstrated is the great opportunity that lies before us—the chance we have to provide at the same time new opportunity for employment; new meaning for education; new cities to live in; and a new sense of community for all our people.

Finally, if our plans are to be serious, not merely an exercise in planning, there is the question of cost. I do not believe that cost to be prohibitive; much is already available under existing programs.

Indeed, the extent to which much can be done under existing legislation is at once a hope for the future—and a warning of how easy it is to fall back on accepted ways, to carry out programs routinely, without the drive and will which any meaningful program requires.

Under the expanded authorizations of the 1965 Housing Act, for example, New York City will be entitled to an initial allocation of over 5,000 public housing units. If only 2,000 of these units were to be built in ghetto areas, the cost would be over $42 million—of which about $20 million would be represented by payroll. Assuming that one-fourth of the workers and supervisors would have to be brought from outside the ghetto, the net result is still jobs for over 2,000 men—full-time, year-round, well-paying jobs, leading to lasting skills, further education, and greater general prosperity in the entire area.

Much of the other housing—both new construction and rehabilitation—can be financed by nonprofit corporations which receive loan guarantees now available from the Federal Government, but borrow money from conventional sources. Most of the added costs of employing and training inexperienced labor are available under present on-the-job training programs.

An even greater amount of building will be available under the rent-supplement program, for which funds are included in the President's budget. And funds for the President's proposed center-city reconstruction program are, presumably, included in the present budget as well. Present urban-renewal funds would pay for the acquisition of land and existing buildings.

Funds for the educational components of the program would readily be available under the Elementary and Secondary Education Act of 1965, under the Vocational Education Act, and under the Higher Education Act also passed last year.

And business should invest its own resources, with Federal guarantees against loss.

This is not to say that all the cost can be met out of the present budget; it cannot. But a start can be made, in some of our great cities—a start which will teach us the techniques of such a massive effort. And in the longer term—over the next 5 or 10 or 20 years—there is no doubt that Federal revenue at current levels of taxation will be

$10 to $14 billion greater than in 1966. By 1970, only 4 years away, revenues will be $11 to $15 billion greater again than in 1968. By 1975, when children now being born are only 9 years old, when students now in junior high school will be forming their families, Federal revenues will be greater than 1966 by at least $52 billion. Even allowing for the increase in the population to be served, the Federal Government will still have over $40 billion in new resources available. Moreover, the pace of building, the most labor-intensive industry in the economy, must rise precipitously in the coming years. So there will be jobs for all—if we now take the action, for skills and self-reliance, homes and hope, which all our people deserve.

And any costs of this program will be to a substantial degree offset by lower welfare costs. More than one out of four children in Harlem, for example, now receives money under the aid to dependent children program; the average recipient family gets over $2,500 a year in ADC funds. To give their fathers or young men jobs at $5,000 a year would actually cost us only $2,500 per family—for which we would receive the full value of their labor. The money we now spend on welfare administration we could spend on teachers and administrators for the program; and we must always bear in mind that the cost of keeping a criminal in jail for a year is over $3,000—and that we cannot make up the loss to his victims.

But the greatest returns of the program I have outlined would be returns in human spirit—in lessened dependency, in lower delinquency and crime, in more beautified cities and children stronger and healthier in every way; and these returns are beyond our capacity to measure.

I have left until last what may be the most important element in the success of any program—the leadership shown by the men and women of the Negro community.

None of this can happen unless you will it to happen—and unless you can and do make the hard and sometimes unpopular decisions which come with responsibility.

It is easy and popular, for example, to attribute our housing problems to the greed of landlords and the indifference of the city—and to seek ever more drastic penalties for failure to make needed repairs, or even more drastic protests against incomplete enforcement.

Certainly there are many landlords who have profited shamelessly from the people of Harlem.

But to seek the solution for our housing problems in ever more rigorous code enforcement is irrelevant. For after a generation of trying, it should be clear to all that we simply do not have the legal and administrative resources to chase every landlord in Harlem through the courts and boards whenever the heat fails or a window is broken.

What is needed is to put these buildings in the hands of people who do want to keep them up. But we have not done what we could toward this end.

In Washington, D.C., for example, one small group has shown that it is possible to buy slum tenements—to put them in acceptable repair—and using the labor of the tenants and of volunteers, to do so without raising rents. This is no easy task; but it is possible. Yet how many of us have organized groups to do this work? How many civil rights organizations or poverty programs have attempted to use available Federal funds to such ends?

The answer is too few.

I do not mean to denigrate the value of protest. Protest for redress of just grievances is the right and the duty of every citizen in a free society. But protest must not be allowed to distract our attention from the job at hand—nor may the need of protest be used as an excuse for our own inaction.

So it is you—leaders of the Negro American community—who know what must be done better than white Americans can ever know—you who must take the lead; you who must take the first steps, using what is available, and showing what is needed but not available.

On you is a heavy responsibility. For what is at stake is not just the fate of the Negro in America; at stake is the fate of all America, of the legacy of our past and the promise of our future. The kind of country in which my children will grow depends as much on you as on any men and women in this land.

One last note: This is no small plan. But neither are the problems small. Let us not fear the challenge, but heed the words of Daniel Burnham:

"Make no little plans; they have no magic to stir men's blood, and probably themselves will not be realized. Make big plans: aim high in hope and work, remembering that a noble, logical diagram, once recorded, will never die, but long after we are gone will be a living thing, asserting itself with ever-growing insistency."

Such a noble diagram was the dream of liberty and equality set out in our Constitution 190 years ago; never completely fulfilled, yet always alive, still asserting itself with ever-growing insistency. To work to bring it closer to fruition is the highest task in which we can engage.

ADDRESS OF SENATOR ROBERT F. KENNEDY, JOINT CONFERENCE REGIONS 9 AND 9-A, UNITED AUTO WORKERS, STATLER HILTON HOTEL, JANUARY 22, 1966

It is an honor to come before you men of the United Auto Workers. And it is a pleasure to see old friends again. All over this room, from the dais to the last table, are men who have made a difference—to their fellow workers; to all of American labor; to all of the Nation.

This union—the men and women you lead—has always stood for something, for more than better wages for yourselves. You have stood for justice and freedom and dignity everywhere—on the assembly lines of the North and before the police lines of the South; in high councils at Washington and the lowlands of the delta.

So tonight I want to speak with you not about labor unions, but about the common future of those who labor; about what has too often happened to the great American dream—and about how we can bring new opportunities to millions of Americans.

The Americans of whom I speak, however, are not the poor—or the Negro—or the many victims of our slums.

The Americans of whom I speak share but one characteristic with the poor—that the opportunities available to them are not as full and free as they could and should be. I speak of all Americans.

We are now engaged in a great experiment—an attempt to bring new education, new training, new jobs to the poor and the distressed of our urban ghettoes; an attempt to bring the Appalachian region into full participation in the prosperity and advantages of the rest of our society; an attempt to bring new comfort to the elderly and new fulfillment to the young.

In these attempts, we are exercising our imaginations and our will, and the power of government to initiate change, to enrich the lives or one or another group of our people.

But we have not exercised that same imagination and will, or the same ability of government to initiate and stimulate action, on behalf of Americans who are not poor, not cut off from the 20th century, not handicapped by racial discrimination or age or youth.

The question will be, why should we? What help do these more fortunate Americans need—in a time of a record gross national product, of increasing prosperity throughout the society?

The answer can be found by examining a series of current problems. The first of these is an inequality as serious as any imposed in our society—the inequality of time. In the last 10 years Federal and other assistance to students (excluding special veterans' benefits) has expanded greatly, as had the availability of places in college. In 1960 about 33 percent of all graduating seniors went on to college; by 1970, about 45 percent will do so. It is now far easier for a qualified student to attend college without adequate funds of his own than it was 10 years ago, in 1955, when only 29 percent went on to college.

None of us would begrudge the scholarships and loans that assist the greater part of our college students to further their education. They will contribute to our society far more, during their lives, than we now contribute to them.

But surely there is an element of unfairness here to millions of young Americans. The graduating high school senior of 10 years ago—whose opportunities for higher education were far more restricted than those his taxes help make available to the students of today—is still only 27 or 28, a young man in the prime of his life, with over 30 years of productive life and work ahead. If that young man, for financial reasons, went to work instead of to college at the age of 18, there is little chance that he will ever get a college education. Yet giving him a college education now would add as much to our national wealth, and to his individual and and family welfare, as would aiding many present high school seniors.

A second major problem we now face is a mismatch between available jobs and people without work. The greatest demand for new workers, now and for the next 10 years, will be in the professional, technical, and highly skilled fields—in which employment will grow by two-thirds in the next 10 years as contrasted with a one-fourth growth of jobs in the economy as a whole. The greater bulk of our unemployed, by contrast, are those with the least education, the least training, the lowest skills. We have tried—with longer training programs, and remedial academic instruction—to train our present unemployed for these highly skilled jobs. But too often, their initial level of education or training is too low to allow training them for the complex and difficult jobs which are available.

It would seem to make better sense to upgrade all of our workers—to give those now employed a chance to move up on the occupational ladder, opening up jobs at levels of skill which would be more easily reached by the presently unemployed. But Government job-training programs are primarily directed, not at those now working, but at the unemployed; we have not yet done more than respond to the crises of the moment.

A third serious problem is a critical shortage of workers in fields of great public interest. Many Government programs, especially at State and local levels, are without adequate trained staff to administer them; our foreign technical assistance programs are similarly limited by personnel shortages; we are so short of lawyers that the poor are usually without access to the protections of law; we are short of engineering, technical, and scientific manpower, yet fail to make full use of what we have because of a shortage of technical assistants; some hospitals in New York City are in danger of closing because they have so few doctors—and shortages will become greater as the doctors draft rises.

Through these examples runs one common thread. Our society changes rapidly; but we have not provided enough opportunity for people to change with it. We are proud, and justly, of the opportunities we offer to our young people; now as never before, the lives of most of them are their own to determine. But what we have tended to overlook is that most of our people have, between the ages of 15 and 20, been forced to make a choice—of life and education and career—and that one choice has sharply limited later opportunities.

Your members, for example, may become foremen—but how many, whatever their aptitudes, whatever insights they have developed into the process of manufacturing, will ever become engineers? Their loss is a loss for all of us—a loss in available skills and knowledge and economic growth. And it is a loss in leadership and in spirit as well; how many of those who have shown such energy and talent in leading unions like this will have the chance to furnish the same kind of leadership in the Nation—in the poverty program and the economic development program, in schools and in city governments? We know, from our experience under the GI bill, that millions of our young men have a potential for college work which is not brought out in the usual course of life. And that experience also teaches us that men in their late twenties, and thirties, and even older, can return to education and do as well or better than younger students.

The price of today's missed opportunities is too high. The time has come when we must open the channels of opportunity—the chance for new labor and new lives—for all our citizens.

To this end, I propose:

First. We should now begin to study ways in which workers presently in the labor force could be assisted and encouraged to resume their education, continuing through college. Such a policy would require new methods of financial support for students. Most workers have families, and have assumed mortgages and other financial commitments on their behalf; to return to school, they would need income close to that they are now receiving throughout their study period.

Income adequate to the mature student's needs could be assured in a variety of ways, including scholarships and loans. Provision could be made in undergraduate scholarships—as it now is in certain specialized fellowship programs—for adjusting payments to the number of the students' departments.

Special efforts might be made to accommodate education loan repayment schedules to mortgage and other debt assumed by the worker in the normal course of life. A loan insurance program, for example, might persuade lenders to put off asking for repayment. Labor unions might consider making their pension funds available for student loans as they make them available for housing, especially if the loans were insured against default by the Federal Government.

A program of thus extending opportunities for higher education might well be directed, at least in part, to meeting our urgent needs for public service workers. For example, the Naval Reserve officers' training course now pays students full tuition, room, board, and incidental expenses in return for 4 years' guaranteed service after graduation. We might extend scholarships to older students on a similar basis—perhaps requiring 3 or 4 years' work in Appalachia or Harlem, or in technical assistance abroad, in return.

But probably the Federal Government's greatest contribution could be a stimulant and catalyst for action. Colleges could be encouraged, under the Higher Education Act of 1965, to develop special accelerated programs for the returning student, as they did for veterans under the GI bill. Efforts similar to the antidropout campaign of 1962 might make many workers aware of their opportunities for the first time—and encourage them to take advantage of the opportunities offered.

Second. State and local educational systems should engage in similar studies of ways to further the education of adults who wish to return to school. Only about 12 percent of all adult-education classes are now given in academic high school subjects, and less than 2 percent are given in advanced academic subjects. But many who may wish to continue their education would require additional high school credits; most would probably need special refresher courses to help them back onto the academic path. Imaginative preparatory and remedial classes are essential to any effort to open the way to higher education.

Third. Federal and State job-training programs should be made available, as resources permit, to persons now employed. If there is a need for workers in a particular skill, and none with that skill available, training of lower skilled workers who now are employed will add as much to our economic growth as will training of persons not now employed; the latter can find the jobs vacated as the former move up the ladders. Efforts should be made to regulate training programs so as to allow presently employed workers to retain their present jobs while training.

Fourth. An expanded and more vital U.S. Employment Service could act as a nationwide clearinghouse of job and job-training opportunities—thus allowing a worker who wants to move up to a particular kind of work or level of skill to know where that job or training can be found.

Fifth. Any effort to upgrade skills throughout the economy will require a close partnership of business, labor, and government. Too often, our present training efforts are fragmented and diffuse. In many instances, for example, businessmen are unaware of the availability of government grants for on-the-job training programs; conversely, government is too often unaware of existing job opportunities.

There are unions, such as the Auto Workers, which engage in major leadership training and educational efforts; the techniques and knowledge you have developed could be a significant help to any continuing education program.

More fundamentally, we should together examine our present adult-education system and look toward its improvement—we might experiment, for example, with bringing college instructors into plant classrooms for an hour or two before or after each working day, which might make it far easier for workers to gain college credits.

We should also explore new teaching resources for these programs. Government and business scientists, to cite a single example, might teach evening classes in their own laboratories.

Sixth. If we are to allow new mobility to our people, we will have to assure them that rights they have earned—equities built up in pension funds—are not lost. The historic 30-year retirement agreement, with rights vesting after 10 years, just won by the UAW will enrich the later lives of its members; and if that agreement spreads to other industries, all will benefit. But Labor Department studies indicate that even a 10-year vesting period may significantly reduce a worker's willingness to move as the 10-year mark approaches; and his ability to move may be seriously reduced thereafter. We should now, therefore, actively explore the possibilities of progressively reducing the vesting period and insuring transferability of pension rights.

This might be done through Government insurance programs, perhaps in conjunction with the social security system.

Seventh. The benefits of further education and training should not be thought of as only for younger workers. Your new retirement agreement will result in many men leaving the plant in their late forties and early fifties—still vigorous, alert, and potentially productive. We should make every attempt to use their full potential, particularly in community service work; perhaps part-time training for it could take place during the last several years before retirement.

The foregoing is no exhaustive list. By its very incompleteness it demonstrates that we are only at the beginning of a beginning in thinking about opening opportunities for all. More thinking must begin now. For the pace of change—in our economy, in our politics, in our whole society—can only accelerate.

Change is chance—which, as Pasteur said, "favors the mind that is prepared."

Let us now then prepare the minds of all our people—and the tides of chance and change will favor us all.

207-227—1666

U.S. GOVERNMENT PRINTING OFFICE: 1966

89TH CONGRESS
2D SESSION

H. R. 14765

IN THE HOUSE OF REPRESENTATIVES

MAY 2, 1966

Mr. CELLER introduced the following bill; which was referred to the Committee on the Judiciary

A BILL

To assure nondiscrimination in Federal and State jury selection and service, to facilitate the desegregation of public education and other public facilities, to provide judicial relief against discriminatory housing practices, to prescribe penalties for certain acts of violence or intimidation, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That this Act may be cited as the "Civil Rights Act of 1966".

TITLE I

SEC. 101. The analysis and sections 1861 and 1863 through 1869 of chapter 121 of title 28, United States Code, are amended to read as follows:

May 11, 1966

The Editor
The New York Times
229 West 43rd Street
New York, New York

To the Editor:

We should like to comment on your editorial of May 8, 1966, "The Segregated City," in which you state that the responsibility for putting an end to housing segregation rests with the Congress.

The National Committee Against Discrimination in Housing favors the passage of a Federal fair housing law that includes provision for comprehensive coverage, injunctive relief, and affirmative remedies, and that establishes administrative machinery for the vigorous and affirmative implementation of the legislation. Federal action to outlaw discrimination in housing, under the Fourteenth Amendment and the Commerce Clause, will place the weight of national authority on the side of equality of opportunity in the housing marketplace, and will set a tone and a public ethic which will have significant educational and value-setting influences.

Nevertheless, as former administrators of the country's strongest fair housing laws, New York State's and New York City's, we are keenly and painfully aware of the limitations of anti-discrimination legislation in breaking up the racial ghettos, and in expanding housing opportunities for the masses of Negro Americans. During the last decade New York City and State enacted a series of laws against discrimination in housing. Yet in 1966 more than 80 per cent of all the Negro residents of New York City are concentrated in four racial ghettos. And, as you point out, between 1960 and 1964 more than 400,000 whites, exercising their greater mobility, left the city for suburban areas, with their places largely being taken by Negro and Puerto Rican families. In fact, practically all cities

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throughout the state of New York have seen an expansion of their racial ghettos with a minor degree of dispersion among middle class Negro families. The ghettos of Rochester have already rebelled against official timidity and neglect. Buffalo, Syracuse, Albany, and New York City itself are seething with racial tensions.

Clearly, the forces that produced the impacted racial ghettos, on the one hand, and the lily-white suburbs, on the other, cannot be overcome by anti-discrimination legislative action alone. The way government resources are used in planning and executing housing and related community programs is a decisive factor in determining patterns of residence. The racial composition of neighborhoods and communities is influenced to a major degree by such matters as the supply and dispersion of low- and moderate-income housing, the location and scheduling of schools and other community facilities, selection of sites and the designs for public housing and urban renewal projects, the location of new subdivisions, and the effectiveness of the War on Poverty.

The Federal Government exercises enormous control over the nation's housing picture. For over thirty years it has sanctioned the use of Federal funds, credits, and powers to build a racially segregated society. The proposed legislation will not, of itself, reverse this massive misuse of Federal resources.

What is essential now is Presidential action to insure that all Federal benefits are available to all citizens on the same terms, and under the same conditions, as required by the Constitution and by Title VI of the Civil Rights Act of 1964. Whether or not the Federal Fair Housing Act is passed, the President, the Secretary of the Department of Housing and Urban Development, and the administrators of other Federal agencies whose programs affect housing possess sufficient authority to carry out an affirmative action program to bring about the desegregation of the nation's ghettos, and to affirmatively advance patterns of racial and economic integration. The overriding responsibility lies with the President. The time for action is now.

Sincerely,

Edward Rutledge
Executive Director

Jack E. Wood, Jr.
Associate Executive Director

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NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, N.Y. 10016
685-8911

June 28, 1966

DRAFT OF FINAL REPORT OF AD-HOC COMMITTEE

This Committee was appointed at Capahosic on May 19, 1966, to develop some definitive proposal and or framework within which NCDH and its member organizations could properly and effectively function as an organized entity in pursuit of the goal of eliminating discrimination in housing. The Committee met in Capahosic on May 19 and decided upon three basic principles set forth below as the foundation upon which any framework of NCDH and member organization activity should be structured.

1. That the National Committee Against Discrimination in Housing (NCDH) will be an independent organization.

2. The NCDH program will be developed and recommended by the professional staff and approved by the NCDH Board.

3. NCDH will consult and seek the participation of cooperating organizations in the development and implementation of its program.

The Committee has held further meetings since the Capahosic Conference in the effort to give shape, contour and substance to the three fundamental, but somewhat general, principles decided upon. What the Committee really proposes is that NCDH and its member organizations accept and act upon the NCDH operation in fact, and not upon the myth which sometimes obscures for

both staff and member agencies the true situation.

Although for a long time, NCDH has been an organization of organizations, it has always been an independent agency and has made decisions as an entity, apart from the organizations which constitute its constituency. There has been no instance in which NCDH was unable to move because the representatives of the member organizations on its Board first had to obtain approval from the boards of their respective organizations before being able to take a position on a particular matter.

Even in such cases as the more recent seeming differences between The Leadership Conference on Civil Rights and NCDH on the proposed federal legislation on housing, no rupture or divergence of substance took place, and the representatives of the member organizations on the NCDH Board took the NCDH position rather than the position of the Leadership Conference. The Leadership Conference was taking what it regarded as efficacious political action, and did not object too strenuously to NCDH's more rigid position.

The real problem that may occur in the future is that NCDH may operate one of its programs in the territorial proximity of a member organization which may be undertaking a similar activity. This quite obviously could lead to friction and misunderstanding, but it is the belief of the Committee that such a result need not occur, if the staff canvasses the resources

of the community before it begins any programatic activity there. Where it is learned that member organizations are present, they should be consulted and agreement reached which will insure that the NCDH operation and that of the member organization mesh, or, at least, are not in conflict. The possibility of friction can most readily be avoided by NCDH's early disclosure to the Board representative of the member organization its plans for the community in question. At that point, perhaps the NCDH and member organization activity can be modified to develop into a cooperative activity.

It seems unrealistic to the Committee for NCDH to expect that it can require member organizations to pay a fee as the price of belonging. Some will and some won't. The preferable method is to canvass the member organizations for funds, but the contribution must be given on a voluntary basis. This is the present reality and it is doubtful that constitutional mandates will change that. What the mandate does do, however, is to give to representatives of the member organizations, when they deem such to be useful, the seeming right to make NCDH's functioning and activity subject to the decision of these groups. We doubt that the mandate is fund producing. Where the member organization refuses a sustaining contribution, and otherwise makes no contribution to NCDH program, its paper affiliation serves no useful purpose and should be severed.

We think that NCDH's real constituency is the proliferating fair housing committees. It is our view that the NCDH staff should give top priority to an all-out effort to organize these committees all over the country, to give them guidance and direction. We go so far as to suggest the establishment of a department concerned with development of a program in this regard. NCDH should relate to, represent and service these various groups, whether they are concerned with middle-class housing, housing for low-income people or housing in the ghetto. NCDH should seek to establish itself as the spokesman and representative of these groups on national issues and those of more than local interest. Some formula for membership of these committees on the NCDH Board should be worked out, and it is to these committees that all future NCDH conventions should be directed. These committees, rather than the established libertarian organizations, constitute, in our judgment, NCDH's real constituency and future basis for expansion and development.

STRUCTURE

The NCDH should identify its board members rather than the member organizations and they should constitute representation of a wide spectrum of the civil rights agencies and the agencies interested in housing. Board members do not act for their agency. They do not and cannot bind their organization.

While the Board on occasion recommends that a cooperating agency take a particular position, NCDH is able to act and does act without being required to await action of the Board of the various cooperating agencies.

It is our view that this fact should be recognized and, if necessary, legislated into the Constitution. Perhaps NCDH should request or invite officials of member agencies to come on its Board, rather than having such persons designated by the member agency.

PROGRAM

The NCDH staff under the supervision of its Board should define what it regards as the problems in housing and establish a system of priorities. It should assess the activities of the member agencies in respect to the problems and priorities as it has defined them. Where there is duplication or conflict among the member agencies in these respects, i.e., the defined problems and established priorities, NCDH should seek to use its good offices to eliminate the duplication and conflict where such elimination is deemed desirable.

NCDH should determine where the problems and priorities are not being met by any current activity of member agencies. It should develop a program designed to fill the gap disclosed, part of which it will put into effect on its own and part of which it will sell to member organizations for them to work on.

NCDH should function as a clearing house for general information for all the member agencies:

a. To collate and distribute information concerning the various programs in housing which member organizations, fair housing committees and non-member organizations are engaged.

b. Analyze the current legislation and programs of general interest, and distribute such information to the member agencies and serve as a resource for information requested by member agencies.

c. Organize fair housing committees and operate as their clearing house for information and suggestion.

d. Coordinate the activities of member agencies on specific issues, advise and consult with them where necessary.

FUNDING

This must come from fund-raising activities by the organization, foundations and individual contributions, constributions from member organizations and funds from contractual relationships entered into for particular work.

Guidelines to Funding:

NCDH must make every effort to be self-sustaining. We are recommending that it move from membership fees to voluntary contributions from its member agency, therefore, it must rely chiefly on its own fund-raising activities and on seeking foundation help and contributions from individuals. This is true at the present time. The issue of contractual relation-

ships with member agencies, governmental agencies or private agencies must be handled with care. We believe that this has to be allowed but that it ought to be subject to continuing review by the Board and that guidelines ought to be established based upon experience by the Executive Committee. Specific contracts should be approved by the President and the Treasurer, and all should be subject to the specific requirement which is that no contract should be entered into or approved unless it is consistent with the priorities already established.

Arthur D. Wright, Chairman
Paget L. Alves, Jr.
James Breeden
Robert L. Carter
Warren T. Lindquist

Addendum: Mr. Alves was only at the Capahosic meeting. While a member of the Committee, he did not participate in its further deliberations and has given no indiciation as to whether he approves and endorses the views here above expressed.

COPY

September 6, 1966

Mr. Edward Rutledge
Executive Secretary
National Committee Against
Discrimination in Housing
323 Lexington Avenue
New York, New York 10016

Dear Ed:

I'm writing you in regard to the draft of the final report of the NCDH Ad-Hoc Committee dated June 28.

I am in fundamental disagreement with thrust of this report.

Discrimination in housing has now become the key sector in the battle for equal opportunity in America. It seems to me therefore to be imperative to develop a strategy of coalition and of the maximum cohesion of all the allied forces on our side.

National Committee Against Discrimination in Housing has a key logistic role to play in winning this battle. It can and must render a vital service not only as a source of strength for the entire Civil Rights movement in this field, but also as a gear box making it possible for all available forces to mesh by bringing them to bear in harmony on the common objective.

The report seems to me to have maverick overtones and separatist implications. It also doesn't seem to me to be completely forthright and I get the impression that it does not quite mean what it says and say what it means.

There are also several details in the report about which I have questions.

While the report provides a useful basis for discussion, I feel strongly that it calls for a most careful re-thinking and re-evaluation by the members of the Board of its approach and its recommendations.

Sincerely yours,

/s/ Boris Shishkin
Secretary
Housing Committee

BS/lel

Sept. 12, '66

MEMO TO: MGS

FROM: SRB

(4)

SUBJECT: Executive Committee discussion of: invitation to membership by NCDH

There was question over whether SRC, a Southern institution, should join a national group, since we might not be ready to take the same policy positions as NCDH in the South, for example, on fair housing legislation.

Second, was it senseless to join an organization with the same objectives as ours? Were we just shifting money around, in transferring $200 of our funds to their funds just to be a member?

Third, would SRC have a voice in NCDH policies? P.A. said substantially no. Then Vernon Jordan pointed out - that he was nominated to the advisory board (?) of NCDH and as Vice-President; and he had accepted.

The fourth point was, would it be helpful to the director of the Urban Planning Project for SRC to join? Or could you maintain your contacts regardless?

So the Elec Com. tabled the idea until November when they could discuss it with you.

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, N.Y. 10016
685-8911

September 13, 1966

TO: NCDH Board of Directors

FROM: George R. Metcalf, President

SUBJECT: NCDH Annual Board Meeting
Thursday, October 13, 1966
3:00 p.m. to 7:00 p.m.

On July 29, 1966 you were notified that the Annual Board Meeting of the National Committee Against Discrimination in Housing (NCDH) would be held at the Brotherhood-in-Action Building, 560 Seventh Avenue, New York City, from 3:00 p.m. to 7:00 p.m. on Thursday, October 13, 1966.

I am now submitting herein a memorandum to the Board from the NCDH Nominating Committee for your consideration at this meeting. Any further information will be forwarded to you shortly.

GRM:bc

Encl.

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, N.Y. 10016
685-8911

September 13, 1966

TO: NCDH Board of Directors

FROM: NCDH Nominating Committee
William R. Valentine, Chairman

SUBJECT: Submissions For The Consideration of the NCDH Board of Directors At Its Annual Board Meeting on October 13

The Nominating Committee is submitting the following slate of Officers and Directors-at-Large:

Officers

President	George R. Metcalf
Chairman of the Board	Algernon D. Black
Chairman of the Executive Committee	Dr. Frank S. Horne
Vice-Chairman of the Executive Committee	Robert L. Carter
Vice Presidents	Vernon Jordan (South)
	Warren T. Lindquist (East Coast)
	William H. Oliver (Midwest)
	Richard Young (Rocky Mtn.)
	Loren Miller (West Coast)
Secretary	Boris Shishkin
Treasurer	D. John Heyman
General Counsel	Joseph B. Robison

Directors-at-Large

Name	State
Marvin S. Gilman	Delaware
D. John Heyman	New York
Dr. Frank S. Horne	New York
George R. Metcalf	New York
Judge Loren Miller	California
Warren T. Lindquist	New York
William L. Rafsky	Philadelphia, Pennsylvania
Richard Ravitch	New York
Lenerte Roberts	Pennsylvania
Jackie Robinson	Connecticut
Donna Salk	California

Directors-at-Large (con't.)

Name	State
William H. Scheide	New Jersey
William R. Valentine	New York
Boris Shishkin	Washington, D.C.
Adrian DeWind	New York
Clive Graham	California
Nathaneil Colley	California
Richard Young	Colorado
Vernon Jordan	Georgia
Donald S. Slaiman	Washington, D.C.
Frances Levenson	New York
Hortense W. Gabel	New York

The Nominating Committee recommends that effective at the Annual Meeting of the Board of Directors in 1967, the Board adopt a system of rotation among Directors-at-Large and Officers with one-third of the Directors-at-Large elected for a three-year term; one-third for a two-year term and one-third for a one-year term.

The Nominating Committee believes that such a system will provide continuity of Board leadership and, at the same time, will provide greater opportunity for participation by persons who are interested in and concerned with the objectives of NCDH. The Nominating Committee recommends that the Constitution be amended accordingly.

WRV:bc

(copy)

Frank Horne

September 22, 1966

Charlotte Meacham and James Harvey

AFSC reactions to the AD Hoc Committee Report

In line with Bob Carter's request and the concurrence of other members at the September 8 Executive Committee meeting we are recording our questions and reactions re the Ad Hoc Committee's report Bob presented. We are sending copies to the Ad Hoc Committee and hope very much that other Executive Committee members will also comment on the report and that their reactions can be made available to the Board members, or at least to the Executive Committee members and those on the Ad Hoc Committee well ahead of the October 13 Board meeting. This seems one way to insure a meaningful and relevant discussion of NCDH's future role at that meeting. The Ad Hoc Committee has worked hard and their comments need to be considered with care.

The Ad Hoc Committee's report

First of all let us say that AFSC hopes very much that staff will provide the Board with their assessment of the new situation in which we find ourselves re housing and urban affairs as a result of the action-centered approach exemplified by the Chicago picture. As Fran Levenson pointed out, "fair housing committees" in the isolated sense don't make up a "constituency" any more. We work with action groups concerned with the whole city. Therefore this aspect of the Committee's report needs updating.

Nevertheless, AFSC would like to raise the following questions regarding the Report in the hope of contributing constructively to discussion--not polarizing it:

The Report, it seems to us does not resolve the conflict between the concept of NCDH as an agency of member organizations and NCDH as a Field agency.

1) If a field agency--should NCDH then try to speak in the name of and as a representative of member agencies? And raise money as an organization of organizations using the member agencies' names?

2) What is the function of the Board? Does NCDH "Board approval" mean that statements are made in the names of individual Board members or of their agencies? (p.6 P2)
Is the Board only a rubber stamp? Is not the program subject to approval by the Board? (p.5 P1)

3) What does "contribution" mean? The Ad Hoc Committee's definition seems to be saying two things as noted by Fran Levenson--money, and/or work in the field. Who decides?

4) Can an organization of agencies really expect to plan and evaluate the programs of member agencies? (p.5 P1)

We agree with Pat Alves' comment on this point, i.e. "you can't be both an independent agency and big brother" (September 8 Executive Committee meeting).

As Harry Fleichman pointed out, you can't ask an agency not to have an independent approach and viewpoint: also each agency will certainly want to select its own representative on the Board.

As Al Black pointed out so well, cooperation is a two-way street involving in this case both the utmost autonomy of agencies and united teamwork.

We are puzzled by George Metcalf's remark that it's time that NCDH become a "Federal organization" as "a step in the direction of a grassroots agency." The drive toward central control is clear enough, but the present grassroots component seems to be the member agencies--who are being asked to surrender their autonomy, contribute the prestige of their names, the resources of their programs and substantial financial support to build NCDH into a strong "Federal" structure. What's the goal here?

We would like to emphasize that we consider the role of clearing house a useful and necessary role for NCDH. We would like to see a NCDH office opened in Washington to bring needed pressure on the Federal Government--an area of great NCDH competence. We think that TRENDS and the many useful materials NCDH distributes are a vital contribution to the field. We'd like to see NCDH continue calling both national and regional workshops and conferences. Working with the other agencies in a mutually respecting and peer relationship, NCDH can provide needed leadership in the field and strengthen the goal of open cities through united effort It's this kind of approach to which we could be willing to contribute.

cc: Arthur Wright, Chairman of Ad Hoc Committee
Robert Carter
Warren Lindquist
Paget Alves
James Breeden
George Metcalf
Ed Rutledge
Jack Wood
Margaret Fisher

REPORT TO THE NCDH BOARD

Activities January 1 - September 30, 1966

from

Edward Rutledge and Jack E. Wood, Jr.

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING
323 Lexington Avenue New York, N. Y. 10016
685-8911

REPORT TO THE NCDH BOARD OF DIRECTORS

January 1 - September 30, 1966

At a recent meeting of the NCDH Executive Committee, it was suggested that staff prepare for the Board a brief statement dealing with the current national situation in the housing/civil rights field. The following observations are submitted as a preface to this interim report on activities.

On the positive side of the picture, we believe the most important developments during 1966 have been: (1) a decidedly increased emphasis on housing by major civil rights organizations; and (2) a discernible trend within the national "fair housing movement" (i.e., both public and private forces which are working to eliminate the racially-restricted housing market) to move beyond the concept of nondiscrimination toward a far more positive, aggressive and sophisticated approach, embracing not only discrimination per se, but also the broad complex of planning, housing and related programs which affect the nature of the housing supply.

In other words, it seems to us there is evidence that a shift in philosophy, goals and tactics is beginning to take hold among a substantial number of human relations agencies, civil rights organizations and voluntary fair housing groups.

Examination of much of the literature, speeches, pronouncements and various program activities suggests that 1965 was a "stock-taking" year. The fair housing movement, in a broader sense than its technicians and professionals, began to take a

hard look at its course of action and record of accomplishment over the past decade.

It could point to considerable progress in the spread of anti-discrimination laws and regulations. A few reforms had been secured in stated Federal housing policies. Citizens groups had formed and were working for integration in more than 1,000 neighborhoods and communities over the country.

But the real problem had scarcely been touched. The racial ghettos were expanding, the white citadels were becoming whiter, and the racially-restricted housing market place was still the the order of the day.

Anti-discrimination laws and regulations were being enforced on a negative, one-by-one basis. Little effort was being made to implement these measures affirmatively to have a broad impact on the total housing market. Housing opportunities were being opened for a relatively small group of predominantly middle-class nonwhites; but the laws were meaningless words to the masses trapped in the ghetto.

Government housing, transportation, school and other community facility programs were still being planned and executed to "build in" segregation, regardless of the existence of fair housing legislation, the Executive Housing Order, and Title VI of the 1964 Civil Rights Act.

Voluntary fair housing committees, located principally in suburbia, were working to "integrate" the existing housing sup-

ply -- a supply limited in the main to single-family dwellings in the middle- to upper-income price range. Similarly, those groups within the city were located in middle-class neighborhoods, with available housing priced at middle-income levels.

NCDH, members of its Board and its affiliates, have always contended that only peripheral progress could be achieved by a piece-meal approach to the massive problem of housing segregation. Our position has been that anti-bias laws are but one essential step toward opening the housing market; that discrimination per se is but one of the conditions sustaining and extending ghettoization. Even in its earliest days, NCDH and its member agencies were coupling support of nondiscrimination under law with efforts to influence housing and planning programs. The policy positions developed on site selection, urban renewal and on relocation procedures are examples of NCDH's traditional concern with the planning and execution of housing and related programs.

This is not to say that only "the experts" have seen the problem in its broader context. Some citizens groups, notably in urban centers in the East Coast region, have been extremely active in organized efforts to influence planning and housing activities. It is to suggest that until recent months over the country at large, both official human relations agencies and community groups have concentrated primarily on resolving individual cases of housing discrimination, or a case-work approach to expanding housing opportunities.

During recent months, a considerable number of official human relations commissions have sharpened their enforcement procedures under fair housing laws; have initiated industry-wide investigations, including public hearings and the use of the testing technique to determine real estate practices; have extended their influence into planning commissions, school boards, local housing and other government agencies; and have developed a close working relationship with community groups. A notable example of affirmative action by government is the imaginative and far-reaching program which has been instituted by the Michigan Civil Rights Commission, with whom -- as with many other commissions -- NCDH has been in frequent communication.

Similarly, during 1966 there is evidence that voluntary groups over the country are beginning to move toward a broader field of action. This is reflected in the number of inquiries NCDH is receiving in correspondence, on field trips, and requests for consultation on such matters as community planning, sponsorship of 221 (d)(3) developments, formation of non-profit development corporations, citizens action to influence the activities of local public housing and renewal agencies, efforts to involve major employers -- government installations and private industry -- in fair housing activities, and programs relating housing and schools.

This emerging trend is, of course, the result of many years of work by many organizations and individuals, In part,

it can be attributed to the current urban crisis and its impact on public and private leadership. It has undoubtedly been accelerated by the priority civil rights organizations are beginning to place on housing. To some extent, it is a "coming of age."

We also believe there is concrete evidence that the 1965-66 program focus and activities of NCDH have had a substantial influence on the trend toward more comprehensive and realistic attacks on the ghetto system. The 1965 NCDH workshop attended by officials of more than 200 state and local human relations commissions unquestionably sparked the affirmative approach now being followed by many of these agencies. The nationwide conference on "How to Break Up the Racial Ghetto," held in Chicago last year, set in motion a movement toward broader action by voluntary groups. The NCDH-OEO four-city demonstration project (described later in this report) laid the groundwork for funding local fair housing centers as an integral part of the war against poverty, and the development of comprehensive and effective programs to break the walls of the ghetto and open the closed society. Most importantly, it permitted NCDH to demonstrate the feasibility of reorienting the fair housing movement's focus from middle-class to all-inclusive integration in housing.

The negative side of the current national situation, however, could scarcely be more formidable. At no time since NCDH was organized in 1950 have the segregationist forces been so highly mobilized and politically effective. NAREB's massive

"scare" campaign against Title IV of the 1966 Civil Rights Bill succeeded in rallying white racists of all shades and degrees. The Senate had no compunction about using the weak open housing section to scuttle the entire Civil Rights Bill. There was little evidence that the Administration put up a real fight for its enactment. Fair housing has become the issue for political exploitation in the North as well as the South, and some of our former allies in the halls of government are running for cover.

To sum up: The fair housing movement across the country began to redirect its course toward a far more affirmative, comprehensive, realistic and united attack on the ghetto system at the very time the segregationist elements in our society mobilized to become a formidable political force. As a consequence, the political power structure which controls change is backing away from civil rights in general and open housing in particular.

We believe members of the NCDH Board will agree that the entire civil rights movement is threatened with a period of retrogression and that the battle to end ghettoization has suffered a severe setback. We are convinced that the Administration's strategy of going the legislative rather than the executive path on the issue of fair housing was a disastrous decision.

The Administration's decision to propose anti-discrimination legislation in housing was made in the face of expressed opposition of the civil rights movement and NCDH. A special meeting of key officials of NCDH and the Leadership Conference was

convened during the White House Planning Conference last November in Washington, when it was learned that the Administration was contemplating such a move. All representatives at this Conference agreed to oppose the Administration's decision.

The White House Planning Panel, chaired by the NCDH Executive Committee Chairman, went on record as opposed to such legislation. We publicly protested this move to the President in December and thereafter until we were faced with the realization that we could no longer oppose it in view of the fact that the civil rights organizations had agreed to join with the Administration in promoting the legislation.

This move, of course, affected NCDH's program as related to achieving Executive action through arousing grass-roots support and pressuring the Administration for an affirmative action program in urban renewal, housing and planning.

Faced with an unmistakable backward trend, it seems to us imperative that the major civil rights agencies in unity with NCDH now agree upon a fundamental strategy for the future. It would seem to us appropriate for NCDH to seek a "summit" meeting and to propose agreement upon the following policy position:

1. That the Constitution and the Civil Rights Act of 1866 command that every citizen have the same right to acquire housing.

2. That all cooperating national agencies join in united support of the pending court cases testing the constitutionality of the 1866 statute which remains in force as Title 42, Section 1982, of the United States Code.

3. That the President has the responsibility and the obligation to insure that the nation's laws are enforced.

4. That the President should immediately issue an across-the-board Executive Housing Order and should see to it that such Order is affirmatively implemented.

MAJOR PROGRAM ACTIVITIES JANUARY 1 - SEPTEMBER 30, 1966

The NCDH-OEO Demonstration Program: This experimental program, conceived and carried out in four major cities by NCDH under contract with the Office of Economic Opportunity, had as its major objective the development of a blueprint for local community action to expand housing opportunities for families living in poverty areas. Initiated in September 1965, the contract was concluded in June 1966. The four cities selected for the demonstration were Denver, Colorado; Atlanta, Georgia; Providence, Rhode Island and Rochester, New York.

Under the terms of the contract, NCDH was charged with working with a broadly-based group of local citizens, including indigenous leadership from poverty areas; with studying the local housing supply and the housing needs of lower-income families; and with developing, if feasible, plans for a locally-operated housing opportunities program. Toward the culmination of the project, NCDH was to plan and conduct a national housing workshop for Community Action Program directors (the executive heads of local anti-poverty programs) from selected cities throughout the country.

NCDH was also to submit to OEO a detailed, step-by-step report and evaluation of the total project, and to prepare and submit a manuscript for a proposed brochure providing guidelines for the development of housing opportunities programs by CAP officials over the nation.

Programs were developed for each of the four cities, and have been put into operation in Denver and Providence. In Rochester, where an extreme shortage of low-cost housing blocks any movement out of poverty areas, local groups in consultation with NCDH are working with major business and political officials toward re-structuring government housing activities and the formation of a private development corporation to expand the supply of low- to moderate-income housing. In Atlanta, civil rights and fair housing leadership has submitted recommendations to the municipal government for support of a local fair housing effort, and a number of meetings have been held with top-level city officials. However, less progress has been made in this city, where the political situation has undoubtedly been a deterrent.

The national housing workshop, held in West Point, New York, on April 27-29, was attended by top anti-poverty officials from 36 cities, with a geographic spread from Los Angeles to Boston and from Miami to Seattle.

The NCDH-OEO demonstration helped lay the ground work for making housing an integral part of the nation's war against poverty and has had a substantial impact on OEO policy. OEO has established a housing department and its policy guidelines draw heavily on NCDH recommendations. CAP directors are being encouraged to become involved in housing activities, and several have been in consultation with NCDH regarding program planning for their areas.

The project also helped broaden the horizon of a substantial number of local fair housing and community groups. Most importantly, a breakthrough has been made in securing financial support for local housing programs. Operation Open City in New York has been funded by grants of approximately a quarter of a million dollars by the New York City Anti-Poverty Board; the fair housing program in Norwalk, Connecticut received $17,500; in Contra Costa County, California, $25,000. As reported later, initial approval has been given for funding a housing opportunities program in Providence, R.I. Also, NCDH is working with groups in Fort Wayne, Indiana; Bridgeport, Connecticut; Charlotte, North Carolina; and White Plains, New York; in the preparation of applications for grants from local anti-poverty boards.

As a follow-up to the four-city demonstration project, NCDH is exploring with OEO a project to provide technical assistance to CAP agencies throughout the country in the development of housing opportunity programs for residents of impoverished neighborhoods. Additionally, NCDH has submitted an informal proposal to plan and conduct regional training conferences to instruct CAP personnel in the techniques and resources necessary in operating housing opportunity programs.

Federal Housing Policy: The campaign for expansion of the Executive Housing Order, a continuing program activity of NCDH, was muted during 1966 by introduction of the Administration's proposal for national fair housing legislation (Title IV of the

1966 Civil Rights Bill). Nonetheless, NCDH has steadily pressed the urgent need for a Presidential directive, regardless of the enactment of legislation, and NCDH representatives have conferred with top level Government officials in Washington on numerous occasions.

At the request of Senator Javits, testimony on Title IV was presented before the Subcommittee on Constitutional Rights of the Senate Committee on the Judiciary. Appearing before the Subcommittee were NCDH Executive Director Edward Rutledge, Associate Executive Director Jack E. Wood, Jr., and Information and Publications Director Margaret Fisher. The trust of the prepared statement presented by Edward Rutledge was to urge restoration of the universal coverage of Title IV, as originally introduced by the Administration, and to press for effective machinery for implementation. Copies of the NCDH testimony were distributed to the Board.

Immediately after the Senate scuttled the 1966 Civil Rights Bill, NCDH re-instituted a nationwide drive to bring pressure on the President to issue an expanded Housing Order. An action memorandum was sent to more than 3,000 key contacts in communities in every section of the country urging letters and telegrams to the President. The response has been good, and NCDH is receiving copies of letters and telegrams daily. This initial action is being followed by a nationwide petition campaign planned by the NCDH Education and Program Committee. (Copies of the proposed petitions which are blanketing the United States are attached.

Member agencies are requested to reproduce these forms, or to prepare similar ones, to distribute them to their local units over the country, and to urge action on them.)

White House Conference on Civil Rights: At the request of the White House, the chairman of the NCDH Executive Committee served as co-chairman and the NCDH Associate Executive Director served as a member of the small Task Force which developed the far-reaching housing report and recommendations which were submitted to and adopted by the 2,800 delegates who attended the historic 1966 White House Conference "To Fulfill These Rights." During the coming year, NCDH will hold a series of five regional workshops (in lieu of a national convention) to focus specifically on implementation of the housing plan of action approved at the White House Conference. The first of the NCDH regional meetings will be held in Los Angeles on November 18-20 of this year.

Bill of Particulars: As the result of a number of conferences with White House officials, NCDH was requested to prepare a "Bill of Particulars" for internal use by the White House staff, spelling out our charges of current abuses under Federal housing and related programs. This document was presented to the White House on April 15, 1966. At the suggestion of the NCDH General Counsel, and with the approval of the Executive Committee, it will form the basis for a major pamphlet to be written by Richard Margolis later this year. Confidential copies of the Bill of Particulars were forwarded to the Board, and although a copy was "leaked" to a reporter on The Wall Street Journal, it was not picked up by the national press.

The Statement of Accord: NCDH is extremely pleased with the close working relationship which has developed with major religious organizations during the past year. It will be recalled that in the Spring of 1966 a proposed fair housing accord between the clergy and the nation's realtors was rejected by the three major religious bodies. The accord, although it acknowledged the clergy's support of fair housing under law and the realtors' opposition, would have pledged both groups to providing leadership for achieving open housing by voluntary means. In the course of the negotiations, a "strictly confidential" letter written by the realtors' chief negotiator came into NCDH's hands. The letter revealed that the actual objective of the realtors was to cripple the drive for fair housing laws and to use the clergy for public relations purposes. NCDH immediately requested a meeting with the religious leaders, and is glad to have played a constructive role in discussions which led to the clergy's decision to reject the realtor's scheme.

Field Services: During 1966, NCDH has provided field services to local fair housing and other community groups in 31 cities located in 19 states, representing every region in the country. A number of these cities, such as Los Angeles, Denver, Lynn (Mass.), Providence, Chicago, Rochester and others, have been re-visited several times, and others are scheduled for return trips.

Services have included consultation on such matters as program development; negotiations with local public housing and urban renewal authorities; sponsorship of 221 (d) (3) housing; applications for funding by local anti-poverty boards; surveys of local housing

conditions and needs; community renewal planning; efforts to involve major employers in fair housing programs and in the provision of lower-income housing; coordination of government activities, such as housing and schools; approaches to the real estate industry; techniques for testing real estate practices; neighborhood stabilization; development of closer ties between fair housing and civil rights groups; liaison with Federal agencies; trouble-shooting; speeches and panel discussions; workshops and seminars.

To the maximum extent possible, NCDH staff makes a point of meeting with official human relations commissions; civil rights, religious, labor and political leadership; member agency representatives; and with the press in cities which are visited. The following illustrations are a sampling of the type of work being done in the field.

*Miami, Florida, has one of the highest segregation indexes in the United States. Local groups are trying to break down discriminatory practices, particularly in Government-aided housing which comes under the nondiscrimination requirements of Title VI and the Housing Order. An NCDH staff member recently spent three days working with representatives of the Miami fair housing group and NAACP leaders in planning an overall program and in developing specific action to bring about reform in public housing and urban renewal policies. As a result of local action growing out of these consultations, a team of top-level officials from HUD has been assigned to make an immediate full-scale investigation of the Miami Housing Authority and the local urban renewal agency.

*Following a series of three-day meetings with fair housing and civil rights leaders in Lynn, Mass., and at the insistence of these groups, NCDH and Candeub, Fleissig & Associates have been asked by the Lynn Planning Board to develop a plan to achieve integration to be incorporated in the city's Community Renewal Program. NCDH is developing a series of recommendations for action by public and private agencies that in the aggregate will (1) improve community relations in the area of housing, (2) promote quality in the housing market, (3) expand the supply of lower-income housing, and (4) help revitalize and renew the city's blighted areas.

*The NCDH executive and associate executive directors have made several trips to Los Angeles in connection with the situation in Watts and other South and East Los Angeles sections. Working in cooperation with local human relations agencies and civil rights forces, recommendations have been submitted to the local anti-poverty board, municipal government, banking and financial interests, and to the White House.

*In Rochester, NCDH has been working with local fair housing forces toward the establishment of a Rochester Community Development Foundation, involving local corporate industry and financial leaders, for the purpose of creating a supply of low-to-moderate-income housing spread over the metropolitan area. This city has one of the most acute housing shortages in the country.

*Consultations have been held in Morris County (N.J.) with representatives of the fair housing council looking toward sponsorship of a 221(d)(3) development.

*NCDH staff has been in continuous consultation with fair housing forces in Providence (R.I.) in the development of a broad-range program and application for funding a metropolitan fair housing center by the local anti-poverty board. The local board recently approved a grant of $75,000, which is now awaiting approval by OEO.

*At the request of the Logue Task Force on Housing, appointed by Mayor Lindsay of New York City, NCDH staff is consulting with the Task Force on the development of a comprehensive plan to accelerate housing integration throughout the city's five boroughs.

Work with State and Local Human Relations Commissions: At the request of many state and local human relations commissions, NCDH held another national workshop for representatives of 200 of these agencies on June 29, 1966. It will be recalled that the 1965 seminar for these officials launched a national drive for "Affirmative Action to Achieve Integration Under Law." The 1965 meeting had a marked impact on the policies and operating procedures of a substantial number of commissions, and led to a much closer working relationship with NCDH on a continuing basis. The 1966 workshop, under the theme "Laws and the Racial Ghetto," provided for an exchange of information on the various types of affirmative programs which had been instituted by com-

missions during the preceding year; and highlighted the need to coordinate programs affecting housing, schools and jobs. A group of legal experts served as resource consultants for the workshop.

At the request of the Conference of Commissions on Human Rights, representing agencies throughout the country, NCDH has agreed to conduct a full-day national housing workshop each year in conjunction with the CCHR annual meeting.

Continuous liaison is maintained with state and local commissions, including consultation, meetings with commissions on field trips, and recommendations for improvement in laws and operating procedures.

Work with the Community Relations Service: Throughout 1966, NCDH has worked closely with the Community Relations Service of the U.S. Department of Justice, assisting in the development of the Service's program in the housing field. In view of the great need for visual educational materials of genuine value and worth in the housing/civil rights field, NCDH recently submitted to CRS a proposal for the development of a set of prototype overlay projection maps, which would provide immediate and dramatic visual evidence of the extent and impact of residential segregation in a given metropolitan area, and would show graphically the accummulative effects of racial separation upon the social, economic and cultural life of metropolitan areas and the people who live in them. The maps would undertake to show where the black poor

live and where the white poor live; the areas where unemployment is highest and the growing distance between those areas and the location of jobs; the steady increase in the nonwhite school-age population within the city, the growing separation of white and nonwhite school children, and the disparity between educational opportunities.

Work with the Housing Industry: At the request of the National Association of Home Builders, NCDH has developed and submitted a proposal for a series of area conferences for NAHB members to discuss ways and means for expanding the housing market through programming for open occupancy and through concerted attempts to build and market housing on a racially and economically inclusive basis. NCDH staff recently conferred with top NAHB officials in Washington to discuss the prospectus.

Work with Other Agencies: NCDH serves as a consultant to the President's Committee on Equal Opportunity in Housing; to the Redevelopment Division of Urban America in connection with the development of non-profit housing programs in various cities over the United States; and with the Lavanburg Foundation on the development of low- and middle-income housing. In addition, staff maintains a close working relationship with the Department of Housing and Urban Development, the Federal Equal Employment Opportunity Commission; the Department of Health, Education and Welfare; and the U.S. Civil Rights Commission.

In February, a two-day housing conference was planned and conducted by NCDH for the annual regional meeting of all West Coast NAACP branches. A one-day housing seminar was held in Sausalito, California, for YWCA directors from major urban centers. A housing workshop was also held for the annual convention of the National Association of Community Developers (local OEO officials), and a regional workshop was held for these anti-poverty program representatives in Northern California.

NCDH staff participated in the annual convention of the National Housing Conference, and assisted in the drafting of resolutions and policy statements which led to NHC's support of Title IV of the Civil Rights Act.

Local Fair Housing Survey: NCDH is now conducting, under contract with the U.S. Commission on Civil Rights, an exhaustive study of local fair housing activities throughout the country. The study will cover the structure, resources, program operations and accomplishments of these groups. A comprehensive report on the role and effectiveness of the fair housing committee movement in bringing about racial integration in housing will be prepared for use and probable publication by the Federal Government.

The NCDH Legal Committee: Under the chairmanship of Sol Rabkin, the NCDH Legal Committee has continued providing technical assistance to local groups in connection with the drafting of fair housing legislation, advising on sound legal approaches to the "blockbusting" problem, and giving consultation service

on litigation. The committee also reviews and analyzes new laws and court decisions. In addition, NCDH representatives and members of the Legal Committee were in constant contact with lawyers in California throughout the course of the Proposition 14 court case. A Memorandum on the Constitutionality of Title IV of the proposed 1966 Civil Rights Act was prepared and circulated to outstanding legal scholars over the country, stimulating their support, and was also submitted to Members of Congress. Most recently, the Legal Committee has been working with lawyers in St. Louis, Missouri, where litigation has been instituted aimed at establishing the constitutionality of the provision in the Civil Rights Act of 1866 which, among other things, states a Federal right to be free from discrimination in the acquisition of housing.

NCDH is contributing to the cost of this lawsuit, and is attempting to develop support for it in other areas. If possible, the Legal Committee will submit a brief amicus in the matter.

The Legal Committee has also enlarged its membership by the addition of several distinguished lawyers. New members are Adrian DeWind of the firm of Paul, Weiss, Rifkind, Wharton & Garrison; Robert Harris, Professor, University of Michigan Law School; Carl Rachlin, Legal Director, Scholarship, Education & Defense Fund for Racial Equality; and General Counsel, Congress of Racial Equality (CORE).

Executive Committee Meeting at Capahosic: The NCDH Executive Committee was convened by its chairman, Dr. Frank S. Horne, for a working session at Capahosic, Virginia, May 18-20, 1966. The purpose of this "retreat" was to review and evaluate the program, policies and priorities of NCDH in light of the current national situation and to examine the role of NCDH vis-a-vis its member organizations. This important two-and-a-half day conference was made possible by the Phelps-Stokes Fund.

The Executive Committee had before it three important documents: (1) the ten-year program adopted by the NCDH Board in October 1964; (2) a "Bill of Particulars" charging abuses in Federal housing operations which staff had prepared at the request of the White House (described above); and (3) a perceptive and objective evaluation of NCDH prepared during the Spring of 1966 for the Stern Family Fund by Richard J. Margolis. Mr. Margolis, a well-known writer long active in housing/civil rights affairs, attended the Capahosic sessions as a guest of the Executive Committee. A copy of the Margolis evaluation has been sent to the Board.

An Ad-Hoc Committee was appointed to develop recommendations in line with findings of the Executive Committee for presentation to the NCDH Board at its annual meeting in October. A copy of these recommendations has been forwarded to the Board. Members of the Ad-Hoc Committee are: Arthur D. Wright, Executive Director of the Catholic Interracial Council of New York and representative of the National Catholic Conference on Interracial Justice; Paget L. Alves, Associate Director of the National Urban

League; James Breeden of the National Council of Churches of Christ in the U.S.A.; Robert L. Carter, General Counsel of the NAACP; and Warren T. Lindquist, associate of David Rockefeller.

NCDH Meetings, Activity by Officers, New Affiliates: The year 1966 has been marked as a period of exceptional dedication and service by NCDH officers and a number of board and committee members. Through September, the NCDH Board had met four times (January 27; March 28; April 14; June 9), and a meeting had been scheduled for October 13. The Executive Committee had held six meetings (January 18; February 10; March 10; May 18-20; August 24; September 8), and future sessions had been scheduled for November 10 and December 8. Eleven additional meetings had been held by the standing committees -- Education & Program; Legal; Membership; Nominating; and Publications.

An especial tribute should be paid to the NCDH President, George R. Metcalf, and to Treasurer D. John Heyman. These two men have given unstintingly of their time and wisdom in efforts to raise financial support and to interpret the role of NCDH to the community at large. Both have given the equivalent of two full days of work each week to NCDH. During 1966 President Metcalf has also addressed community meetings in Albany, N.Y.; Cleveland, Ohio,; Philadelphia, Pennsylvania; and Westchester County, N.Y. Within the next few weeks, he will speak for NCDH at a large meeting in Charleston, West Virginia.

The NCDH staff would also like to note in the record an expression of especial appreciation to Mr. & Mrs. D. John Heyman for

their thoughtfulness in having the entire staff for an afternoon's outing at their beautiful home in Armonk, N.Y.

Two important national organizations joined the NCDH affiliates during 1966: the National Community Relations Advisory Council, with Arnold Aronson, the Council's Director of Program Planning, as the NCDH Board representative; and the Unitarian Universalist Association, Department of Social Responsibility, with Dr. Homer A. Jack, the Department's Director, serving on the NCDH Board.

Four additional organizations which will be presented for affiliation at the October 13, 1966, Board meeting: AFL-CIO; Synagogue Council of America; National Committee on Tithing in Investment; and the Scholarship, Education & Defense Fund for Racial Equality.

Publications and Information Services: The most important development during 1966 in NCDH's publications and informational services was stepping up the frequency of TRENDS IN HOUSING from bimonthly publication, which it had followed since its inception 10 years ago, to a monthly schedule. Since June, TRENDS, in an enlarged format with the incorporation of color in the design, has been published each month. The response to these changes has been overwhelmingly favorable. Through September, almost 75,000 copies of TRENDS had been distributed through regular circulation, special promotions and distribution at meetings and by other organizations. Regular circulation has been increased

from 1,700 in 1963 to 3,000 by the end of 1965, to 5,500 at the present time.

Other 1966 publications include the following:

"Apartheid - American Style." This large work, which is being published under the sponsorship of NCDH, was written by the distinguished author, lawyer, professor and real estate expert, John Denton. Although it grew out of California's Proposition 14 and the NCDH-University of California Legal Conference on Equal Opportunity in Housing held in February 1965, the book is far more than the Proposition 14 story. It is an up-to-date, comprehensive and extremely readable analysis of the role of boards of realtors, bolstered by government, have played in building a racially-separated America. The book, now at the publishers, will be brought out in paperback. Serving on an editorial committee for NCDH were Vice President Loren Miller; Legal Committee Chairman Sol Rabkin; and Director of Information and Publications Margaret Fisher.

"Affirmative Action To Achieve Integration." A 40-page pamphlet which grew out of the NCDH Brotherhood-in-Action Housing Conference held in the summer of 1965. The pamphlet focuses on the impact of housing segregation on education and employment opportunities, and outlines affirmative action programs for making realistic progress toward desegregation. About 5,000 copies have been distributed to government officials, school systems, business, labor and political leaders, and community groups.

"How to Break Up the Racial Ghetto." A 32-page pamphlet based on the nationwide conference held by NCDH in Chicago in October 1965. Prepared as a guide for local fair housing and other community groups to assist them in re-orienting their programs from a predominantly middle-class approach toward multi-pronged action to accelerate the movement of lower-income families from the ghetto into all sections of cities and their suburbs. "How-To" section deals with action to (1) increase and disperse the supply of lower-income housing; (2) involve brokers, builders and bankers in programs to achieve desegregation; (3) maintain integration once achieved; (4) perfect the coverage of fair housing laws and secure affirmative implementation; and (5) make use of the Executive Housing Order, Title VI of the Civil Rights Act of 1964, and state and local anti-discrimination laws in order to achieve maximum results. An initial run of 3,000 copies of this guide is being circulated.

"The Fair Housing Statutes and Ordinances," Revised June 30, 1966: A survey and analysis of fair housing legislation and regulations. Includes digests of state laws, list of cities with laws affecting private housing, and list of states and cities with anti-blockbusting measures. Gives names and addresses of official enforcement agencies. This document has been up-dated four times in the last 18 months, with more than 10,000 copies in circulation. It is widely used as a standard reference by public officials, leading political figures, community leaders, and representatives of the press, radio and TV media.

"Equality and Beyond: Housing Segregation in the Great Society," by Eunice and George Grier. Reprint of an article from Daedalus (Winter 1966). Examines the social and economic costs and dangers of the ghetto system and calls for mobilization of public and private resources to bring about desegregation.

"The Housing Problem and the Negro," by Charles Abrams. Also reprinted from Daedalus (Winter 1966). Analyzes the weaknesses of the current Federal approach to the problems created by ghettoization.

"Questions and Answers Pertaining to Nonprofit Sponsors Participation in the Section 221(d)(3) Housing Program," prepared by the Local Development Services Division, Urban America, Inc. A layman's guide to assist local groups and individuals who are interested in exploring sponsorship of moderate-cost housing developments.

"NCDH Brochure." An attractive four-page folder was brought out, describing NCDH, its structure, its program, and the services it offers. This piece has been extremely useful as an introduction to the National Committee, about 10,000 copies having been distributed. A similar leaflet, with revisions, is scheduled for publication in the next few months.

"NCDH Publications List." An eight-page folder, providing an annotated list of publications available from NCDH, including an order form. Fifteen thousand copies have been distributed by mail, at meetings and by other organizations during the past six months. The list will be revised at frequent intervals.

The interest in and controversy over open housing stimulated by Title IV brought about very large increase in the use of NCDH as a focal point of information by the media, free-lance writers, magazine reporters, Members of Congress, and citizens groups. NCDH has appeared on numerous occasions in most of the nation's major daily newspapers and many weeklies. These have included: (1) The New York Times; (2) New York Post; (3) Amsterdam News; (4) Wall Street Journal; (6) Washington Star; (7) Providence Journal; (8) Denver Post; (9) Baltimore Sun; (10) Baltimore Afro-American; (11) Pittsburgh Courier; (12) Atlanta World; (13) Dallas Herald; (14) St. Louis Post Dispatch; (15) San Francisco Chronicle; (16) Los Angeles Times; (17) Chicago Sun-Times; (18) Richmond Times Dispatch; (19) Louisville Courier; (20) National Observer; and many other newspapers.

Magazine coverage of the issue of housing discrimination and NCDH's role has included articles in Redbook Magazine; Newsweek; Time Magazine; Businessweek; American Builder; House and Home; and many religious, labor and civic periodicals.

The work of the National Committee was discussed by Myrna Loy, Chairman of the NCDH Advisory Council, on two network television programs: the "Tonight" show, and the Eric Goldman's "Open Mind."

In the field, NCDH staff has appeared on radio, TV and in the public press in many of the cities which were covered by field trips. (see Field Services).

Respectfully submitted,

Edward Rutledge
Executive Director

Jack E. Wood, Jr.
Associate Executive Director

10/13/66

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, N.Y. 10016
685-8911

October 3, 1966

RECEIVED
OCT 11 1966

TO: NCDH Board of Directors

FROM: Edward Rutledge, Executive Director

SUBJECT: Final Report of Capahosic Ad-Hoc Committee

The NCDH Executive Committee was convened by its Chairman, Dr. Frank S. Horne, at Capahosic, Virginia, on May 18-20, 1966. The purpose of this Conference was to review the program, policies and priorities of NCDH in light of recent events and to review the role of NCDH vis-a-vis its member organizations.

Aside from the overall program of NCDH approved by the Board at its September and October meetings in 1964 at the time of reorganization and as outlined in the September 1964 issue of TRENDS IN HOUSING, two other papers were discussed at length at this Executive Committee meeting. One was the "Bill of Particulars" that staff prepared for discussion purposes at the White House and at their request and two was an evaluation made by Dick Margolis, who was retained by the Stern Family Fund for that purpose.

At the conclusion of the meeting, an Ad-Hoc Committee was appointed to present what represented the nature of the intensive discussions held during those two days. Copies of the Ad-Hoc Committee report were sent to the Executive Committee members and discussion was held at the last Executive Committee meeting on September 8, 1966. I am forwarding to you a copy of this report which will be on the agenda for discussion at the Annual Board Meeting and copies of the "Bill of Particulars" and the Margolis evaluation. (Other Board Members for their review who might not have seen it).

In addition, I am forwarding a copy of the memorandum submitted by Mrs. Charlotte Meacham, NCDH Vice President and Mr. Boris Shishkin, NCDH Vice President, commenting on the Ad-Hoc Committee report. If any other comments are submitted between now and the Board Meeting, I will try to get them to you in sufficient time for reading. To date, these are the only two written statements we have before us.

ER:bc

Encls.

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, N.Y. 10016
685-8911

AGENDA FOR
NCDH ANNUAL BOARD MEETING

Thursday, October 13, 1966
Brotherhood-in-Action Building
Presiding: George R. Metcalf, President

1. Requests for Board Approval of Applications From the Following Organizations:

   A. AFL-CIO
   B. Synagogue Council of America
   C. National Committee on Tithing in Investment
   D. Scholarship, Education & Defense Fund For Racial Equality

2. Vote on Report of NCDH Nominating Committee For Election of Officers and Directors-at-Large

3. Treasurers Report

4. Report of Executive Director

5. Discussion and Board Action on Recommendations of NCDH Capahosic Ad-Hoc Committee

DÆDALUS

Journal of the American Academy of Arts and Sciences

Vol. 95, No. 1 – Winter 1966

Equality and Beyond: Housing Segregation in the Great Society

by

EUNICE AND GEORGE GRIER

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by the

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING – NCDH
Center for Fair Housing
323 LEXINGTON AVE., NEW YORK, N. Y. 10016 • 685-8911

25 cents

PAUL Don't know what your over all plan is - Thought you should know of this and see if you want either Vernon or me to attend -

Moreland

See no special reason but leave it to you or Vernon

Paul

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, N.Y. 10016
685-8911

March 3, 1967

TO: NCDH Board of Directors

FROM: Edward Rutledge, Executive Director
Jack E. Wood, Jr., Associate Executive Director

SUBJECT: Second NCDH Regional Conference
April 13-14, 1967 at the Brotherhood-in-Action Building, 560 Seventh Avenue, New York City

As you have been informed at previous Board Meetings, the Second Regional Conference will be convened by NCDH on April 13-14 at the Brotherhood-in-Action Building in New York City. A copy of the letter which went out to the field this week is enclosed.

While this is a regional meeting, we nevertheless would hope that you want to participate. Of course, we expect that you will be attending the First NCDH Annual Dinner honoring our Board colleagues, Loren Miller and Charlie Abrams.

Our Vice President for the Eastern region, Warren T. Lindquist, will be Conference Chairman. Any suggestions or recommendations you may have in terms of program will be appreciated at this time.

ER:JEW:bc

Encl.

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING
323 LEXINGTON AVENUE, NEW YORK, N. Y. 10016 • 685-8911

George R. Metcalf
President

Algernon D. Black
Chairman of the Board

Frank S. Horne
Chairman of the Executive Committee

Robert L. Carter
Vice Chairman of the Executive Committee

Vernon E. Jordan, Jr.
Atlanta

Warren T. Lindquist
New York

Loren Miller
Los Angeles

William H. Oliver
Detroit

Richard E. Young
Denver
(Regional Vice Presidents)

Boris Shishkin
Secretary

D. John Heyman
Treasurer

Joseph B. Robison
General Counsel

■

Edward Rutledge
Executive Director

Jack E. Wood, Jr.
Associate Executive Director

Margaret Fisher
Director of Information and Publications

Neil N. Gold
Director of Program Planning

Barbara Chirse
Administrative Assistant

■

Charles Abrams
Robert C. Weaver
Past Presidents

The National Committee Against Discrimination in Housing (NCDH) invites you to participate in the second in a series of five Regional Conferences on "The Urban Crisis and the Ghetto System - A Program for Grass Roots Action." This Conference to be chaired by NCDH Vice President, Warren T. Lindquist, is being convened on April 13 and 14 with the cooperation of Brotherhood in Action at its Center, 560 Seventh Avenue in New York City.

As a follow up to the White House Conference "To Fulfill These Rights" held in 1966, it is the purpose of these regional workshops to focus on the implementation of the findings and recommendations adopted by the participants at that noteworthy meeting. The major emphasis at this two-day workshop will be geared to the local fair housing movement throughout the Middle-Atlantic and New England states and the need to face the challenge of developing realistic, hard-hitting citizens action equal opportunity programs.

Workshops will consider such matters as (1) the model cities programs and other governmental housing and renewal programs; (2) revitalization of the racial ghetto and neighborhood stabilization in the context of the open market; (3) the role of the housing industry - builders, brokers, landlords, and bankers; (4) the forces of community power - religious, labor, business and political leadership and (5) metropolitan fair housing centers - organization, goals, techniques, funding.

On the evening of April 13, NCDH will be holding its First Annual Award Banquet at which time we will be honoring two nationally-known men for their service and leadership in the field of equal opportunity - Mr. Charles Abrams, Chairman, Department of Urban Planning, Columbia University and Judge Loren Miller, distinguished West Coast attorney and vice president of the National Board of Directors of the NAACP.

We look forward to your joining us. Further details about the meeting will be sent to you shortly. We are enclosing a registration form and hope to hear from you as soon as possible.

Sincerely yours,

Contributions to NCDH are tax deductible

Board of Directors
(excluding officers)

Paget L. Alves, Jr.
Arnold Aronson
Dorothy Besal
Peggy Billings
Ray Bramucci
Marvin Caplan
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Adrian DeWind
Irving Jay Fain
William J. Farson
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Emanuel Muravchik
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The Rev. Albert C. Saunders
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Rabbi Henry Siegman
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Spyros Skouras
Rex Stout
John L. Tishman
Marietta Tree
Mike Wallace
Robert Penn Warren
Robert Wechsler
G. Mennen Williams

Member Organizations

AMALGAMATED CLOTHING WORKERS OF AMERICA, AFL-CIO
AMERICAN BAPTIST CONVENTION, DIVISION OF CHRISTIAN SOCIAL CONCERN
AMERICAN CIVIL LIBERTIES UNION
AMERICAN COUNCIL ON HUMAN RIGHTS
AMERICAN ETHICAL UNION
AMERICAN FRIENDS SERVICE COMMITTEE
AMERICAN JEWISH COMMITTEE
AMERICAN JEWISH CONGRESS
AMERICAN NEWSPAPER GUILD, AFL-CIO
AMERICAN VETERANS COMMITTEE
AMERICANS FOR DEMOCRATIC ACTION
ANTI-DEFAMATION LEAGUE OF B'NAI B'RITH
BROTHERHOOD OF SLEEPING CAR PORTERS, AFL-CIO/CLC
COMMONWEALTH OF PUERTO RICO, DEPARTMENT OF LABOR, MIGRATION DIVISION
CONGRESS OF RACIAL EQUALITY — CORE
COOPERATIVE LEAGUE OF THE USA
FRIENDSHIP HOUSE
INDUSTRIAL UNION DEPARTMENT, AFL-CIO
INTERNATIONAL LADIES' GARMENT WORKERS' UNION, AFL-CIO
INTERNATIONAL UNION OF ELECTRICAL, RADIO AND MACHINE WORKERS, AFL-CIO
JEWISH LABOR COMMITTEE
LEAGUE FOR INDUSTRIAL DEMOCRACY
THE METHODIST CHURCH, WOMAN'S DIVISION OF CHRISTIAN SERVICE
NAACP LEGAL DEFENSE AND EDUCATIONAL FUND, INC.
NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE — NAACP
NATIONAL ASSOCIATION OF HOUSING COOPERATIVES
NATIONAL ASSOCIATION OF NEGRO BUSINESS AND PROFESSIONAL WOMEN'S CLUBS
NATIONAL CATHOLIC CONFERENCE FOR INTERRACIAL JUSTICE
NATIONAL COMMITTEE ON TITHING IN INVESTMENT
NATIONAL COMMUNITY RELATIONS ADVISORY COUNCIL
NATIONAL COUNCIL OF CHURCHES OF CHRIST, DEPARTMENT OF RACIAL AND CULTURAL RELATIONS
NATIONAL COUNCIL OF JEWISH WOMEN
NATIONAL COUNCIL OF NEGRO WOMEN
NATIONAL URBAN LEAGUE
PROTESTANT EPISCOPAL CHURCH, DEPARTMENT OF CHRISTIAN SOCIAL RELATIONS
SCHOLARSHIP, EDUCATION AND DEFENSE FUND FOR RACIAL EQUALITY
SOUTHERN REGIONAL COUNCIL
SYNAGOGUE COUNCIL OF AMERICA
UNION OF AMERICAN HEBREW CONGREGATIONS, COMMISSION ON SOCIAL ACTION
UNITARIAN UNIVERSALIST ASSOCIATION
UNITED AUTO WORKERS OF AMERICA, AFL-CIO
UNITED CHURCH OF CHRIST, COUNCIL FOR CHRISTIAN SOCIAL ACTION, AND RACE RELATIONS DEPARTMENT, BOARD OF HOMELAND MINISTRIES
UNITED PRESBYTERIAN CHURCH, OFFICE OF CHURCH AND SOCIETY, BOARD OF CHRISTIAN EDUCATION
UNITED STEELWORKERS OF AMERICA, AFL-CIO
YOUNG WOMEN'S CHRISTIAN ASSOCIATION, NATIONAL BOARD

"A decent home and a suitable living environment for every American family"

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, New York 10016
685-8911

April 26, 1967

TO: NCDH Board of Directors

FROM: Edward Rutledge, Executive Director

SUBJECT: Summary Report on NCDH Board Meeting Thursday, April 20, 1967 Held in New York City from 3:00 to 6:00 p.m.

Agenda

1. Financial Report
2. Applications for Affiliation From:
   A. United Housing Foundation
   B. National Education Association
3. NCDH Constitutional Amendment to Change Date of Annual Meeting from October to Fourth Thursday in January
4. Detroit Regional Meeting in October
5. Proposed NCDH Meeting with the President
6. Legal Status of Pending Cases
7. Mutual Broadcasting System re: NAREB

The Board Meeting was chaired by Algernon D. Black, Chairman, and the above agenda items were discussed.

SUMMARY

1. Treasurer, D. John Heyman, submitted a verbal report to the Board outlining the current financial status of NCDH, and the prospects for raising money. He stated that in order to meet an annual budget of $300,000, we had to raise an additional $200,000 between now and the end of the year; and that $100,000 of that could come from a variety of sources, principally foundations. He urged greater involvement by member organizations, members of the Board and individual contributors in meeting the goal of $300,000 budget otherwise we would be facing financial crisis very shortly.

2. It was moved by Mr. Heyman and seconded by Joseph Robison to accept the requests for affiliation by the United Housing Foundation and the National Education Association. Both organizations were voted upon unanimously as members of the NCDH Board.

3. It was moved that the fourth Thursday in January be accepted as a change in the NCDH Constitution for the Annual Board Meeting. The reason for the change was based on the fact that it would allow NCDH to present a more complete annual audit as well as an annual report of the year's activities and progress. This was voted upon unanimously. In accordance with our Constitution, this change will be submitted again to the next Board Meeting for a final vote.

4. It was noted that if the financial and staff circumstances permit, the next regional conference, the third in a series of five, would be held in Detroit, the city in which Regional Vice President William H. Oliver is located. It is hoped that this conference will coincide with an NCDH Board Meeting to be held in October. Discussion also was held on the Second Regional Conference recently completed in New York City with general consensus being that greater time for workshops and individual consultations and clinics would enhance such conferences. It was also pointed out that if financial circumstances and staff time permitted, a continuous relationship should be maintained with people who participated in regional conferences and that metropolitan conferences, based on the regional conferences, should be encouraged.

5. It was reported to the Board that NCDH had been advised by Special Counsel to the President that owing to other pressing matters, the President has not made a decision regarding a meeting as requested in confidential letter to the President. Nevertheless, we were promised that this matter will be taken up with the President again by the Special Counsel and the determination will be made whether such a meeting is possible at this time. In the meanwhile, it was stressed that NCDH should support and encourage local activities related to the Bill of Particulars we had issued and through our educational effort, we should make known to the field the nature of the proposed federal bill against discrimination in housing and work cooperatively with member agencies in providing whatever assistance we are permitted.

6. It was reported that no action as yet has come forth in terms of the Supreme Court's review of Proposition 14 case and the St. Louis Circuit Court. It was stated that probably the St. Louis Court was awaiting the decision of the Supreme Court.

7. It was learned from Board Member James H. Harvey of the American Friends Service Committee, that the Mutual Broadcasting System had entered into an agreement with the National Association of Real Estate Boards (NAREB) to sponsor public service programs on 500 radio stations. Mr. Harvey sent a letter of protest to the Mutual Broadcasting System asking that it reconsider its arrangement with NAREB on the basis that NAREB does not serve the total public. The Board supported AFSC's action, but on the basis of a resolution presented and seconded by Robert L. Carter, recommended that the Executive Director seek a meeting with the Mutual Broadcasting System, jointly with representatives of member agencies to discuss this question and call upon them to reconsider the arrangement.

One further matter should be mentioned -- although the next Board Meeting is scheduled for July 13, there was discussion for the need to change this date to accommodate a number of the Board Members and chief executive officers who will be participating in the NAACP Annual Convention on July 10 through 15 in Boston, Massachusetts. You will be notified shortly on this decision.

ER:bc

FILE

NEWS FROM NCDH

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING 323 LEXINGTON AVENUE, NEW YORK, N.Y. 10016 • (212) 685-8911

Contact: Margaret Fisher, Director
Information and Publications

Rosalie Whelan
Assistant Director of Information

FOR IMMEDIATE RELEASE
WEDNESDAY, MAY 31, 1967

The chief executive officers of the National Committee Against Discrimination in Housing, Edward Rutledge and Jack E. Wood, Jr., today issued the following statement:

"We trust that the U. S. Supreme Court decision declaring California's Proposition 14 unconstitutional will mean the end of efforts to make housing discrimination public policy in any state. With the Court's decision, we can now get on with the urgent national business of providing equal access to housing to the millions now denied it.

"In voiding Proposition 14, a 1964 amendment to the California Constitution, the nation's highest court squarely rejected a well-organized and well-financed attempt to turn the U. S. Constitution inside out, by turning the right to own property into the right to discriminate in its sale or rental.

"The drive to amend the California Constitution masqueraded publicly as a drive to protect citizens' rights. It has now been labeled by the U. S. Supreme Court for what it, in fact, was: a powerful effort to make private discrimination in the housing market the public policy of the State of California.

"NCDH, the only national agency working exclusively in the housing/civil rights area, is pleased that it had the opportunity to provide the resources for developing legal approaches in the Proposition 14 situation: by convening a nationwide lawyers' conference at Berkeley, California, in 1965, and by filing amicus curiae briefs in the case before the U. S. and California Supreme Courts."

# # #

NEWS FROM NCDH

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING 323 LEXINGTON AVENUE NEW YORK, N.Y. 10016 • (212) 685-8911

Contact: Margaret Fisher, Director
Information and Publications

Rosalie Whelan
Assistant Director of Information

FOR RELEASE
WEDNESDAY, May 31, 1967

NCDH Hails Federal Grant to
Denver Fair Housing Center

The chief executive officers of the National Committee Against Discrimination in Housing today hailed the "national significance" of a $172,460 grant to the Metro Denver, Colorado, Fair Housing Center, by the U. S. Office of Economic Opportunity.

NCDH Executive Director Edward Rutledge and Associate Executive Director Jack E. Wood, Jr., in a telegram to the OEO Director, Sargent Shriver, congratulated OEO on the Denver grant -- "the first such major Federal agency action to provide substantial financial investment in a metropolitan fair housing center since such centers received the overwhelming support of the 1966 White House Civil Rights Conference."

The Metro Denver Fair Housing Center was developed through the NCDH-OEO four-cities demonstration project completed in 1966. (Other cities were: Atlanta, Ga., Rochester, N. Y., and Providence, R. I.)

NCDH is the only national public interest organization working exclusively in the housing/civil rights field.

The NCDH executives called the OEO Denver action a "welcome exercise" of the Federal agency's "vital responsibility to attack the root cause of poverty".

The text of the NCDH wire, released to the news media today (May 31st), is attached.

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, N. Y. 10016
(212) 685-8911

May 29, 1967

TELEGRAM

[redacted]
Office of Economic Opportunity
1200 - 19th Street, N. W.
Washington, D. C.

Our congratulations on OEO's $172,460 grant to the Metro Denver, Colorado, Fair Housing Center, which was developed, as you are well aware, by the NCDH-OEO four-cities demonstration project completed in 1966.

OEO funding of the Denver Fair Housing Center is of national significance because it is the first such major Federal agency action to provide substantial financial investment in a metropolitan fair housing center since such centers received the overwhelming support of the 1966 White House Civil Rights Conference.

The OEO action in support of the Denver effort to secure equality of opportunity in housing undergirded by an increased housing supply within the reach of low and moderate income families is a welcome exercise of OEO's vital responsibility -- to attack the root cause of poverty. Anti-poverty programs in operation now are achieving educational and economic progress, but the added dollars of individual economic power will only compound the frustration of the ghetto-dweller unless his access to equal and dramatically expanded housing opportunity is also extended.

We are hopeful that the Denver grant signals the beginning of OEO investment in metropolitan fair housing centers. Such centers are urgently needed in every urban center where tension, strife and disadvantage are daily fed by the imprisonment of millions in life-destroying ghettos. Housing deprivation sustains every other facet of poverty.

The national significance to every urban center of the OEO action in Denver is magnified by the impending decisions of the Department of Housing and Urban Development on the first Model Cities planning grants.

HUD now has pending before it 194 model cities applications, of which some 60 are hopeful of approval for planning grants. The potential Model Cities programs, if they are truly to fulfill the shared hopes of urban America and to improve the very quality of man's life, require continuing efforts determined to secure equality of opportunity in housing and at the same time to expand on a metropolitan-wide basis a supply of housing at rents and prices within the reach of low and moderate income families.

Thus, the OEO investment in the Metro Denver Fair Housing Center sustains and promises to expand a vigorous attack on the root cause of poverty and also enhances the potential for success of a Model Cities program in Denver.

Edward Rutledge, Executive Director

Jack E. Wood, Jr., Associate Executive Director
NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING

File

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, N.Y. 10016
685-8911

June 5, 1967

TO: NCDH Board of Directors

FROM: George R. Metcalf, President

SUBJECT: Immediate Fund Raising Plans

In accordance with the decisions taken at the Finance Committee and Executive Committee meetings of May 17 and 18, an eight-point plan was adopted to try to meet the immediate deficit. The overall financial gap for the remainder of the year is estimated at roughly $180,000. The immediate requirements amount to approximately $75,000 by early September.

The eight-point plan will be supervised by the NCDH Finance Committee with the assistance of Mr. Gilbert Jonas, President of the Gilbert Jonas Company, and Miss Suzanne Siegel, serving as fund raiser on the NCDH Staff. The following are the measures agreed upon to be implemented during the course of the next three months:

EIGHT-POINT PROGRAM

I Foundations:

To date, a total of $16,500 has been received for foundations, excluding the grants from Ford and Field Foundations. In addition, $11,250 will be received in quarterly payments from the New York Foundation during the course of the year.

In addition to efforts being made with the Ford Foundation, it was agreed that intensive priority be accorded to renewing grants from seven foundations -- Levy, Meyer, Rockefeller Brothers Fund, New Land, Stern, Taconic and Ascoli. We estimate that the total grants to be expected from these seven foundations cover a range of $40,000 to $73,000.

In addition, equally intensive efforts will be made to initiate grants from a total of thirteen "new" foundations: Hofheimer, Kaplan, Lasker, 20th Century, Rubin, Hochschild, List, Carnegie, Astor, Arthur D. Little, Marshall, New World, Sherman and Schweitzer. The hope is that between fifty and seventy-five thousand dollars can be raised by these and other foundations by the end of the calendar year.

It was further agreed that additional supplementary grants would be sought from Field, Brandt and Norman Foundations.

II Direct Mail:

A newly-devised direct mail appeal has been scheduled for mailing in mid-June. Test lists totalling 13,000 names have been obtained from a cross-section of liberal and civil rights groups. These consist of: (1) ACLU - 3,000; (2) NAACP Legal Defense Fund - 3,000; (3) NCDH Contributors - 1,000; (4) NCDH TRENDS - 1,000; (5) NAACP Life Members - 3,000; (6) IRC - 2,000. Our objective is to ascertain whether an NCDH test appeal would produce sufficient net to warrant mailing in the fall. If the appeal is mailed by June 15th, we should obtain sufficient results to make a decision by late July.

III National Affiliates:

Last year somewhat less than $20,000 was raised in dues and contributions from national affiliates. It was recommended that an intensive effort be made to upgrade affiliate contributions several fold, so that a minimum of $15,000 additional would accrue to NCDH before the end of the year. Ultimately, approximately $35,000 is sought from the affiliates.

IV. Local Fair Housing Committees:

It was agreed that each of the 1,453 local committees should receive a letter from NCDH, after its survey is completed, requesting an annual

sum (amount to be determined) in either dues or a voluntary contribution. The rationale would be the increasing field services provided by NCDH. Based on a projected 40% response, approximately $20,000 should be anticipated from this source.

V Out-of-Town Fund Raising:

Initially, a series of staff and other visits to Boston foundations and corporations has been arranged. Together with Boston, priority has been accorded to Washington and Chicago. Second priority cities are: Rochester, Atlanta, Denver, Providence and either San Francisco or Los Angeles.

VI New York City Trade Union Locals:

An outstanding union leader in New York City will be asked to organize an NCDH meeting with local union leaders. Several other local leaders will be asked to hold smaller meetings to raise funds to NCDH.

VII Corporations and Insurance Companies:

Several corporate and insurance leaders are being asked to host lunches for their business colleagues to raise funds for NCDH.

VIII Establishment of Finance Committee:

In order to expand the out reach of the NCDH Board, and to ease the fund-raising burden on the staff, and to provide for more visible lay leaders guidance of NCDH's finances, it was agreed that a Finance Committee would be established. Initially, this Committee would be composed of the President, the Chairman of the Board, the Treasurer, the Executive and Associate Executive Directors, as well as three or four present Board members. Thereafter, efforts would be made to add to this Committee outside individuals with fund-raising potential.

GRM:bc

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, N.Y. 10016
685-8911

September 28, 1967

TO: NCDH Board of Directors

FROM: Edward Rutledge, Executive Director
Jack E. Wood, Jr., Associate Executive Director

SUBJECT: Some Staff Announcements

Since we have had many inquiries from our Board Members and, of course, others regarding the condition of our Director of Information & Publications, Margaret Fisher, we are indeed happy to inform you that Miss Fisher has come back after a prolonged illness in fine health and svelte figure. And what a welcome relief to have her back. During her absence, her new Assistant, Miss Rosalie Whelan, performed remarkably for us, being responsible for example for the last two issues of TRENDS IN HOUSING and a host of other matters.

We also have added a Research Assistant to our Staff, Miss Fredrica Kramer, who is a graduate of the Hunter College Institute of Planning and was trained under one of the most competent men in the field, Dr. Paul Davidoff.

As you know, we also since this past February have launched a major fund-raising drive and have a contract with one of the top firms in the field, The Gilbert Jonas Company. Under Mr. Jonas's general overall direction, we have employed a fund-raising staff member, Suzanne Siegel, who comes highly recommended, with considerable experience in public relations, and has been performing most effectively in her role.

Furthermore, we must regrettably announce that Neil N. Gold, who has worked with us since February 1966 as Director of Program Planning, has resigned to resume in part his teaching career as well as serve in a private consultant capacity.

ER:JEW/bc

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, N.Y. 10016
685-8911

October 3, 1967

TO: NCDH Board of Directors

FROM: Edward Rutledge, Executive Director

SUBJECT: Recommendation of the NCDH Nominating Committee Re: Rotation of Board Membership

In accordance with my September 27th memorandum notifying you of the change of date for the next NCDH Board Meeting, mentioned in Item #2 was a memorandum from the NCDH Nominating Committee on rotation of Board membership.

This Committee recommended the following in its presentation to the Board for the October 13, 1966 meeting:

> "The Nominating Committee recommends that effective at the Annual Meeting of the Board of Directors in 1967, the Board adopt a system of rotation among Directors-at-Large and Officers with one-third of the Directors-at-Large elected for a three-year term; one-third for a two-year term and one-third for a one-year term.
>
> The Nominating Committee believes that such a system will provide continuity of Board leadership and, at the same time, will provide greater opportunity for participation by persons who are interested in and concerned with the objectives of NCDH. The Nominating Committee recommends that the Constitution be amended accordingly.

ER:bc

ANNUAL REPORT

NCDH

PROGRAM ACTIVITIES

1967

National Committee Against Discrimination in Housing
323 Lexington Avenue, New York, N. Y. 10016 (212) 685-8911

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ANNUAL REPORT ON NCDH PROGRAM ACTIVITIES 1967

INTRODUCTORY COMMENTS

During the year 1967 this most affluent and technologically advanced nation on earth was brought squarely face to face with the fearful price it is paying for de facto apartheid. Deprivation and despair, spawned by generations of discrimination and segregation, ignited into unprecedented spasms of violence in the racial ghettos of 102 cities and towns spread across the map of the United States. In a predictable extension of their bitter protests of 1965 and 1966, thousands of black Americans rebelled in disillusionment, hopelessness, and anger against the containment and oppression inflicted upon them by a system predicated on white privilege and white power.

The toll exacted was horrendous in terms of loss of human life and resources; financial cost to governments, business interests and property owners; threat to the health and security of the entire society; damage to community relations and services; and lessening of confidence in this nation and its allegiance to its democratic credo - at home and among the peoples of the world.

"The cold fact is that the Negro in America is not really in America" (Newsweek Magazine, November 20, 1967). That succinct comment hits close to the crux of today's racial crisis in the United States. For the masses of Negro citizens in this country are kept outside the America of desirable neighborhoods, first-class schools, good jobs, adequate health and recreational facilities. They do not

live in the America of freedom, mobility, and opportunity to climb the social and economic ladder which white citizens enjoy as a matter of course.

NCDH can point to some encouraging developments and accomplishments during the past twelve months. But these must be measured against the extent and depth of racial segregation and the consequent disparities between the conditions of life of blacks and whites. The multiplicity of public and private efforts to deal with the problem, largely uncoordinated and scattershot, are proving totally inadequate. The racial crisis can be resolved only by comprehensive, coordinated planning and programming which embraces all of the factors affecting community life: housing, education, training, employment, health, transportation, cultural facilities, economic development, and above all - human dignity and freedom. The continuing challenge is to achieve a national commitment of will and resources to such an attack as the only practical solution.

Considerable preoccupation and lost effort, a disturbing degree of cynicism, and substantial confusion developed during 1967 around the issue of racial integration vs. racial separation. The mood of the disillusioned black nationalist who is preaching withdrawal, although regrettable, is understandable; the position of the white liberal separatist, less so. For what the separatist philosophy amounts to is a proposal that this nation - at least as a temporary expedient - set aside the issue of racial segregation and concentrate on making the ghetto way of life more palatable. We should disregard the U. S. Supreme Court's finding in Brown vs. Board of Education that segregation is inherently unequal, and revert to the earlier "separate but equal" doctrine of Plessy vs. Ferguson - the doctrine that brought this nation to its present racial crisis. The ultimate in the separatist position is expressed in the

words of the liberal intellectual who recently proposed that it may now be necessary for the people of the United States to divide into "whitetowns" and "blacktowns" and seek peaceful co-existence between the two (Dec.17,1967, The New York Times).

We believe the separatist theory is unrealistic, unworkable, and fraught with danger for the future of the American metropolis and its people. Separatism is the sure road to a nation composed of central cities inhabited by the black, the poor, and the elderly - surrounded by suburban rings which are predominantly white, affluent, highly taxed, increasingly conservative, and indifferent to the problems of the urban core. The cities would be paralyzed by economic strangulation, physical decay, and social disruption. And to count on relief from Federal and state legislative bodies dominated by suburban representatives would obviously be politically unrealistic.

Anthony Downs, vice president and treasurer of the Real Estate Research Corporation of Chicago, a nationally-recognized economist and consultant to the RAND Corporation, has pointed out that a national effort which concentrates on "ghetto enrichment" with no major thrust to stimulate movement by nonwhites into outlying areas and suburban communities will inevitably accelerate expansion of the racial ghettos as well as the trend toward increased concentration of lower-income Negroes in center cities and prosperous whites in suburbia.

The end result would be a caste system: a nation of two communities - "whitetowns" and "blacktowns" - isolated and alienated by class as well as race. It is precisely the mounting trend toward such polarization that must be averted if the American system of individual freedom is to survive.

NCDH is committed to the creation of a genuinely open society in the United States; to the ultimate dissolution of racial ghettos and the elimination of white citadels; to improvement of the conditions of life of the people now trapped in ghettos while simultaneously creating housing supply and market practices throughout our metropolitan areas which insure absolute freedom of movement and stimulate the development of integrated residential patterns in all sections of our cities and suburbs. We believe the central role of NCDH is to continue and intensify the fight against the root evil of residential segregation.

It was toward the realization of these goals that NCDH program activities, reported on the following pages for the year 1967, were carried forward.

Edward Rutledge
Executive Director

Jack E. Wood, Jr.
Associate Executive Director

January 1968

NCDH PROGRAM ACTIVITIES - 1967

The demand for NCDH services mounted month by month during 1967, with a marked increase over the heavy volume of work conducted during previous years. This expansion was reflected throughout the entire operation: field services; special projects; conferences and consultations; research and information; work with the communications media; office appointments; committee meetings; correspondence and telephone contacts.

Aside from routine daily activities, specialized services involved work with national organizations, including NCDH affiliates; government at every level; private business interests, including major employers as well as members of the real estate, mortgage finance and building industries; local fair housing and other community organizations; and individual citizens.

During the 12-month period, more than 200 cities made specific requests which required substantive assistance. Care was exercised to select for field work those cities where NCDH could aid in the development of significant new programs and techniques, with the hope of establishing pilot or demonstration efforts which by wide reporting in NCDH publications and in the general press would result in valuable guidance to additional communities. Because of personnel and travel-budget limitations, it was necessary to provide many of the cities with assistance by correspondence or telephone consultations. Where possible, local representatives of NCDH affiliate organizations provided additional resources and aid.

The following pages report highlights from the year's program activities.

Efforts to Influence Federal Policy

* NCDH made front-page headlines across the nation in the Spring of 1967 with publication of its pamphlet, "How the Federal Government Builds Ghettos." This 32-page booklet, which set forth a Bill of Particulars documenting 17 charges against Federal housing agencies and recommended-remedial action, was placed in the hands of the President; every member of Congress; members of the Cabinet; heads of the housing agencies; state governors, U.S. mayors; local planning and housing agencies; business, religious, civil rights and civic leaders; and was widely distributed to press, radio and television outlets.

This major exposure, coupled with continuing NCDH consultation with Federal officials, resulted in a series of reforms which have been instituted by the Department of Housing and Urban Development (HUD) during the ensuing months:

-- Steps toward ending racial segregation in public housing projects, including alteration of tenant selection policies. The Housing Assistance Administration (formerly Public Housing Administration) has directed local authorities to institute essentially a first-come, first-served tenant selection procedure unless they can demonstrate that substantial integration of present projects now exists.

On public housing site selection, long a major concern of NCDH, the communities of Easton (Penna.) and Greenburgh (N.Y.) were required by HUD to demonstrate that no public housing sites outside of ghetto areas were available before construction would be authorized on ghetto sites. This requirement resulted in prompt action by the Town of Greenburgh to decide upon a scattered site policy and the subsequent approval of sites for low-rent public housing widely dispersed throughout the township. Cooperative technical assistance by NAACP, the Legal Defense and Educational Fund and NCDH was provided to local forces in these two communities.

-- A warning by FHA officials to field personnel that they must provide stronger leadership in opening housing opportunities to nonwhite homeseekers.

-- Initiation by HUD and FHA of a counselling program to assist minority families in securing homes on the open market. The program is now underway in Baltimore, Milwaukee, Philadelphia, Washington, St. Louis, Atlanta, Denver, Indianapolis, Kansas City, Louisville, Memphis, Pittsburgh, Richmond, San Diego and Seattle. It is structured along the lines developed by NCDH in the pilot projects, Operation Open City, and Metro Denver Fair Housing Center, the latter developing out of the NCDH-OEO demonstration program conducted by NCDH in four cities during 1965-66.

-- Action by HUD to put an end to arbitrary exclusion of certain city areas from its FHA mortgage insurance programs. FHA's use of its benefits to build and maintain a white suburban noose around the nation's cities has been the subject of NCDH protests for many years. This belated change in policy, however, may limit its impact to the rebuilding of ghetto areas destroyed or damaged during recent summers (the apparent intention of FHA) rather than to a creative metropolitan-wide approach.

-- Inclusion in all new HUD publications of a clear-cut section stating the equal housing opportunity requirements of Federal programs affected by the Executive Housing Order and Title VI of the Civil Rights Act of 1964.

* NCDH initiated and spearheaded negotiations with the Atomic Energy Commission in an effort to insure location of AEC's new multi-million dollar atomic accelerator (to be the world's largest atom smasher when completed) in a community with open housing guaranteed by law, and then mobilized national and local opposition to the selection by AEC of Weston, Ill., in a racially-restricted county 35 miles southwest of Chicago. The chief executive officers of NCDH testified as experts before the Congressional committee examining the Weston proposal, and, significantly, 37 U.S. Senators subsequently opposed the Weston plan. Evidence of greater sensitivity on the part of AEC to the need for affirmative action to insure that Negroes

in the Chicago area have full opportunity to work at and live near the Weston installation is shown by that Federal agency's insistence in recent months that communities surrounding the area adopt anti-discrimination housing laws. Twenty-five local ordinances have been enacted in Illinois, most of them in late 1967 by towns surrounding the Weston site.

* Fighting discrimination in off-base housing for military personnel has been another NCDH project over a period of years. During 1967, NCDH and such affiliates as NAACP, the National Urban League, the American Friends Service Committee, and the American Civil Liberties Union, became deeply involved in negotiations with the Department of Defense in the drive to desegregate off-base housing and require imposition of an off-limits sanction by base commanders against discriminatory landlords. DOD has imposed such sanctions in eight areas, and is expected to extend the ban to other localities after the completion of local surveys. Continuing consultation and assistance have been given to the Washington area fair housing group, ACCESS, to facilitate its concentration on achieving an across-the-nation ruling by DOD.

* Members of Congress turned increasingly to NCDH for information and technical consultation on matters related to race and housing during the last year. Extensive data were compiled and interpreted dealing with the spread, implementation and impact of state and local fair housing legislation over the United States at the request of Senator Walter F. Mondale (D-Minn.), who chaired the Senate subcommittee holding hearings

on the 1967 Federal fair housing bill. This lengthy NCDH report and other NCDH materials were placed in the Congressional Record of December 15, 1967. Also, at the committee's request, NCDH chief executive officers Edward Rutledge and Jack E. Wood, Jr., and Legal Committee chairman Sol Rabkin, testified as expert witnesses at the Senate committee hearings on the fair housing proposal. Mr. Rabkin introduced into the record a "Memorandum of Law on the Constitutionality of Federal Fair Housing Legislation," prepared and published by NCDH and the Anti-Defamation League of B'nai B'rith, and approved by 30 eminent legal experts from over the country.

Other services rendered members of Congress have dealt with evaluation of existing anti-discrimination laws, consultation on various measures related to housing supply and programs, and analysis of several legislative proposals.

* Indicative of the volume, reach and substance of NCDH program efforts related to the national government during 1967, is the number of Federal agencies with which continuous consultative relationships are maintained:

-- White House Staff
-- Department of Housing and Urban Development
-- Department of Health, Education and Welfare
-- U.S. Department of Justice, Community Relations Service
-- Department of Labor
-- U.S. Civil Rights Commission
-- Office of Economic Opportunity
-- Federal Equal Employment Opportunity Commission
-- National Commission on Urban Problems
-- President's Committee on Equal Opportunity in Housing*

* See also section entitled, Work with Fair Housing and Other Community Groups

Work with the Business Establishment

NCDH convened a series of private meetings with top corporate leadership in various parts of the country in an effort to interpret to the American business community the extent of economic and social damage to the country's urban areas stemming from housing segregation and the ghetto system. Particular efforts were made to stimulate the active involvement of major employers in action to achieve metropolitan-wide open housing.

These meetings and similar efforts during the year led to the creation of a sub-committee on housing within the national Plans for Progress organization. This sub-committee, which reflects recognition by major industrialists of the inseparability of employment and housing opportunities, turned to NCDH for guidance and counsel in developing a plan of action. At the group's request, NCDH prepared a detailed discussion paper analyzing the accelerating trend toward decentralization of industry from in-city to suburban areas; the impact on nonwhite workers and potential young trainees who are contained in core city places of residence; the inadequacy of commutation for closing the growing gap between where the jobs are and where the nonwhite potential work force now lives; and the implications of this maldistribution of jobs and workers for the future of the city and its people. Participants in this ongoing NCDH/industry relationship include North American Aviation; International Telephone and Telegraph; Inland Steel; General Motors; Reynolds Aluminum; Textron; International Business Machines; and other major corporations.

A significant role has been played by NCDH in the Urban Coalition. This national organization, formed during the summer of 1967, is an al-

liance of top leadership in corporate industry, public service, civil rights, and labor. Its aim is to chart solutions for urban problems and to develop action programs for implementation by local urban coalitions at the community level.

NCDH is working closely with this powerful group, and is serving on its Task Force on Equal Housing Opportunity. Since housing is a major area of concern to the Coalition, it scheduled a national action conference on "Expanding Equal Housing Opportunities" in Chicago for January 18, 1968. NCDH executive staff participated in the planning and preparation for this meeting, and the luncheon session was chaired by Edward Rutledge, with Whitney Young, Jr., executive director of the National Urban League, presenting a major address.

Cooperation Agreement with the MARC Corporation

One of the most significant developments of the year was the promulgation of a formal agreement of cooperation between NCDH and the Metropolitan Applied Research Center, Inc., headed by Dr. Kenneth B. Clark. This organization, to be known as the MARC Corporation, was established in early 1967 with initial funding by the Ford and Field Foundations. Designed to serve as the nation's "think tank" on human problems in northern metropolitan areas, MARC will pioneer in research, strategy analysis, advocacy, and action in behalf of the powerless urban poor. NCDH will work in partnership with MARC in areas affecting housing and community patterns.

The agreement is based on the mutual concern of the two agencies that 1) a national policy of open housing be established and implemented; 2) that the supply and quality of housing be improved; and 3) that

Negroes and other minorities be fully represented at the decision-making level in all programs related to housing and community development. The first major project to be undertaken jointly will be the creation of a task force for training community leadership in selected regional areas for participation in housing decisions stemming from redevelopment under the Model Cities program and other renewal activities.

In announcing the cooperation agreement, Dr. Clark and NCDH chief executive officers Edward Rutledge and Jack E. Wood, Jr., stated:

"MARC and NCDH reaffirm their commitment to the ultimate dissolution of the racial ghetto and the establishment of an open society. We reject the idea that full equal status for any group can be achieved within the framework of racial segregation or separatism.

"The clear indicators are that there will be no dynamic stability in our metropolitan areas, and therefore in the nation no end to the rising patterns of urban disorders, without an effective national policy prohibiting discrimination against racial and religious groups, and without a massive nationwide program to eliminate slums and ghettos.

"Slums are unacceptable in an affluent society. No one should live in subhuman conditions of ugliness, blight and decay. But we do not support slum clearance as a substitute for open occupancy. Nor are we prepared to accept housing rehabilitation and confinement to the ghetto in lieu of inclusiveness.

"We are convinced that the current doctrine of separatism is unworkable and undesirable. With this agreement, NCDH and MARC reaffirm their commitment to open housing in an integrated society."

Work with Fair Housing and Other Local Community Groups

Assisted by a $20,000 contract with the President's Committee on Equal Opportunity in Housing, negotiated mid-year 1967, NCDH expanded its educational and informational services to the fair housing movement across the country. More than 1,600 community groups are now being provided with 1) TRENDS IN HOUSING on a regular basis; 2) monthly informational bulletins, program guidelines, and action memoranda; and 3) pertinent and significant literature and reprints. During the last six months of 1967, more than 30,000 pieces of educational material were placed in the hands of fair housing groups without charge. The contract also made possible an increase in field work and on-the-spot assistance and consultation. Field trips were made to San Francisco, Los Angeles, Oklahoma City, Tulsa, Denver, St. Louis, Louisville, Akron, Newark, Minneapolis, Boston, Columbus (Ohio), Detroit, Durham (NC), Chicago, Atlanta, Miami, New Orleans, Hartford, New Haven, Stamford (Conn.), Nashville, Baltimore, Cleveland, Philadelphia, Pittsburgh, Easton (Penna.), and several small cities and towns located in the Connecticut, New Jersey, and New York State suburbs of New York City. In certain cases, such as San Francisco, Los Angeles, Denver, St. Louis and Louisville, a series of field visits were made to foster the development of new or expanded open housing programs.

Specific substantive assistance was also provided by telephone or office consultations and by correspondence to groups spread over some 30 states. A partial listing of these indicates the spread and reach of NCDH's program for assisting local organizations:

Little Rock, Ark.; Pheonix and Tucson, Ariz.; Oakland, Long Beach, Pacoima, Pueblo, Riverside, Sacramento, San Rafael, Calif.; Wilmington,

Del.; St. Augustine, Fla.; Aurora, Champaign, Evanston, Wilmette, Ill.; Ft. Wayne and South Bend, Ind.; Davenport and Des Moines, Iowa; Topeka and Wichita, Kan.; Lexington, Ky.; Augusta and Orono, Maine; Bethesda, Hyattsville and Prince George County, Md.; Ann Arbor, Flint, Grosse Pointe, Lansing, Muskegon, Pontiac, and Saginaw, Mich.; St. Paul, Minn.; Columbia, Jefferson City, Kansas City, University City, Mo.; Omaha, Neb.; the Oranges, Princeton, Trenton, Tenafly, N.J.; Buffalo, Rochester, Syracuse, and more than a dozen small towns and cities in New York State; Cincinnati, Dayton, Shaker Heights, Toledo, Warren, Youngstown, Ohio; Portland, Ore.; Columbia, S.C.; Knoxville and Memphis, Tenn.; Dallas, Ft. Worth, Houston, and Prairie View, Tex.; Salt Lake City, Utah; Charlottesville and Richmond, Va.; Burlington, Vt.; Seattle, Wash.; Charleston, W. Va.; Milwaukee, Wisc.

For the past three years, NCDH has stretched its limited staff and budget in a concentrated effort to broaden the scope of the voluntary fair housing committees; to aid in expansion of their programs; to assist them in strengthening their organizational structures; and to stimulate more adequate funding of their operations. A close working relationship continues developing and, in some cases, important accomplishments can be cited. A few examples:

* Metro Denver Fair Housing Center has become one of the most efficient and effective metropolitan programs to expand housing choice for minorities and lower-income families. This well-staffed, far-reaching operation grew out of the NCDH-OEO demonstration program conducted during 1965-66. The work is now funded by individuals, business interests, and by state and city governments. Metro Denver recently was awarded a grant of $172,000 in anti-poverty funds. The

program has won the support of political and corporate leadership and an impressive number of real estate men over the area. Metro Denver's most recent progress report shows that this key metropolis is making notable strides toward becoming a genuinely integrated community. NCDH serves in a contractual consultative relationship with this vigorous local group.

* The breakthrough in anti-poverty funding stimulated by the NCDH-OEO project is also reflected in the substantial expansion of Operation Open City, the NCDH-initiated project which was transferred in 1964 as an on-going program to the New York Urban League. Operation Open City was funded last year by anti-poverty monies. A recent 50 per cent increase in its grant from the city's poverty program raises its budget for the coming year to $381,000.

  It should also be noted that a number of programs similar to Operation Open City have been initiated in other metropolitan areas by the National Urban League's Project Equality, a $1.4 million program funded by the Ford Foundation to be carried out in cooperation with NCDH. Project Equality programs have been set up in Cleveland, Seattle, Philadelphia, Miami, Rochester and Pittsburgh.

* NCDH is also trying to open new sources of foundation support and government aid for the Community Relations Conference of Southern California, the umbrella organization servicing fair housing groups in and around the Los Angeles metropolitan area. Here, too, a highly efficient and imagina-

tive program has shown a marked expansion in activities and reach during the past year.

* In Louisville, NCDH staff on repeated visits provided on-the-spot assistance and guidance to the local fair housing effort. A citizens' action campaign was organized to encourage residents threatened by urban renewal and highway projects to refuse to move until equal housing opportunity is provided throughout the city. A legal suit is being developed focusing on discriminatory relocation practices, and documentation of such discrimination was presented to HUD. It is significant that Louisville was not approved for a Model Cities planning grant. Meanwhile, open housing momentum, daily demonstrations during the summer, and continued pressure from fair housing proponents resulted in a strengthening of Louisville's fair housing ordinance by the city fathers in December 1967.

* Fair housing groups in Easton (Penna.), Greenburgh (NY), and those concerned with the Weston (Ill.) AEC site were the driving force in projects described earlier in this report. In each of these instances, NCDH served as catalyst, strategist and technical consultant.

* Field work in the San Francisco Bay Area is indicative of the strengthened liaison between NCDH and fair housing and civil rights forces generally on the West Coast. As a result of extensive contacts in this area, NCDH has been called in to assist in negotiations with various agencies of government on numerous housing and community development problems. Most re-

cently, the Mayor of San Francisco requested NCDH to assist the city government in development of a Model Cities application. Also, plans are underway for a two-day housing conference to dramatize the crucial housing problems of the entire Bay Area as they relate to employment opportunities in San Francisco proper, Oakland, Berkeley, Richmond, and other nearby communities which comprise this major West Coast metropolitan complex. The conference will be convened by the Mayor and the White House, with NCDH joining in co-sponsorship and in the development of program plans for the meeting.

Activities Related to State and Local Government Action

* NAACP, the Legal Defense and Educational Fund, Inc., and NCDH joined in a cooperative effort to bring about more effective administration of anti-discrimination laws and regulations by the New York State Commission for Human Rights. Detailed, documented charges exposing the weaknesses and ineffectiveness of the Commission's policies and administrative procedures were filed with the Governor of New York and given wide publicity in the news media. The public protest stimulated by this joint NAACP-LDF-NCDH attack resulted in major staff changes and in the appointment of a special Governor's Commission to review all state anti-discrimination measures and bring in recommendations for specific reforms, both as to legal content and operating procedures. NCDH Associate Executive Director Jack E. Wood, Jr., is serving as a member of this important investigative commission.

The 6-month long examination is now drawing to a close, and the investigating commission will present its blueprint for remedial action to the Governor early in 1968. This is another example of the demonstration-type project which NCDH believes is valuable in stimulating similar action in other states and localities.

* On the recommendation of the NCDH Board Chairman and President, and with their participation, NCDH two years ago conferred with Mayor Lindsay to urge remedial action by his Administration in various matters affecting housing and community development. The initial meeting with the Mayor took place in December 1965, following his election but prior to his inauguration. Among the major issues raised by NCDH at that time was the lack of minority representation at the decision-making level among the city's housing and planning agencies. Negotiations continued by the NCDH staff over a 20-month period were largely unfruitful. In the fall of 1967, NCDH documented the lack of Negro and Puerto Rican representation in high policy posts, issuing a public protest in the press and on radio. Subsequently, a Negro was appointed Deputy Administrator of the Housing and Development Administration, and two Negroes and one Puerto Rican have been appointed to other important posts. There is, however, still inadequate representation, particularly in the all-white membership of the vitally important City Planning Commission and in HDA's executive management training program. As late as December 1967, no planning commissionership was held by a Negro or Puerto Rican, and no Negro or Puerto Rican

was among the score of young executive trainees who will become future executives of the housing agencies. However, some progress was made following exposure and public protest, and NCDH is continuing negotiations on this and other housing and development problems with the Lindsay Administration. It is hoped that this New York City effort will spark similar drives for increased minority participation in decision-making in other major cities.

* In St. Louis, Missouri, NCDH served as the principal consultant to the local Model Cities Agency in preparation of the housing choice and supply section of that city's application for participation in the Model Cities program. The proposals in that section were lauded by the St. Louis Post Dispatch and by officials of HUD. Major elements incorporated in the housing opportunities section call for the establishment of a metropolitan housing development corporation to provide a substantial increase in the supply of low- and moderate-cost housing, dispersed throughout the community; revision of anti-bias and zoning laws; and provision by the city of a metropolitan housing information and assistance center to speed the movement of nonwhite homeseekers into the open market. St. Louis was among the 63 cities designated by HUD Secretary Robert C. Weaver on November 16 as an approved participant in the Model Cities program to receive planning funds.

* In Newark (N.J.), in response to the request of Negro community leadership, NCDH participated in a series of consultations with city officials in an effort to design a total housing supply and choice program for that city.

ment of initial financing. This Harlem gateway development could result in a breakthrough of national impact by the creation and execution of the first comprehensive plan to rebuild and rehabilitate a ghetto area so that it becomes an integral part of the whole city, attracting both white and nonwhite residents.

Special Research Project on Jobs and Housing

For several years it has been increasingly apparent that with the decentralization of industry jobs are moving beyond the geographic reach of the masses of Negroes and other minorities who are confined to living quarters in inner-city ghettos. The majority of new job opportunities in manufacturing and trade establishments are locating in suburban communities. Moreover, thousands of existing jobs formerly held by nonwhite employees have been cancelled out as firms have relocated in outlying areas. During 1967, NCDH initiated a study into the movement of jobs from city to suburb and the relationship between access to housing and employment opportunity. The study focuses on five major metropolitan areas: Baltimore, New York, Philadelphia, St. Louis and San Francisco. It examines population shifts since 1940; unemployment and under-employment by race and geographic area; the movement of jobs, particularly in manufacturing, mercantile establishments, and service occupations; the actual effect of Federal manpower training programs on unemployed nonwhite youth; and the problem of commutation from center city place of residence to jobs in outlying areas.

The findings of this initial study into where the jobs are and where the people who need them most now live are staggering. On self-interest grounds alone, their implications for the future of the free enterprise system should evoke heightened concern among the business and political power structures.

A report on the NCDH jobs and housing study has been written and is now in process of publication. It carries extensive and documented statistical data, maps and graphs, and includes an introduction by Dr. Kenneth B. Clark. Plans are now being laid for wide distribution to business, political, and other public and community leaders, and for a nationwide publicity campaign.

Legal Services and Litigation

Demands for technical advice in matters of law and court action have placed a heavy load on the NCDH Legal Committee and information services in 1967.

The year 1967 set a new record in the adoption of fair housing laws, actually doubling the number of these measures which had been put on the books from 1958 through 1966. As the year drew to a close, more than 115 million Americans - some 60 per cent of the total population - lived in areas where discrimination based on race, religion or national origin is prohibited in all or part of the general housing market.

Four new states (Hawaii, Iowa, Maryland and Vermont) joined the fair housing roster, bringing the total number of states with anti-

discrimination laws affecting private housing to 21. Several additional states enacted strengthening amendments.

At least 47 new local open housing ordinances were adopted during the year. Seven of these have not gone into effect: two await court challenges; and five will be subjected to referenda.

At the end of 1967, a total of 102 state and local fair housing laws were in effect: 21 states; the District of Columbia; five counties and 75 cities and towns. This total does not include states and localities with policy resolutions (but no laws) against housing discrimination. At the close of 1966, the number of state and local fair housing laws in effect totaled some 50.

As a consequence of this increased local legislative action, NCDH was deluged with a continuous flow of requests for specialized information on existing laws and operating procedures; information on property values and race; examples of established integrated neighborhoods; assessment of proposals to achieve integration by voluntary means; and, above all, technical legal advice. Assistance was sought in the drafting of legislative proposals; in evaluation of drafts already prepared; opinion on the constitutionality and value of provisions under consideration; and a multiplicity of other technical legal matters. In addition, guidance was sought on appropriate legal steps to combat anti-fair housing referenda.

On several occasions, influential newspapers sought consultation with NCDH, as an element in determining their editorial stance, on such matters as the value of existing fair housing laws and the practicality of the concept of law rather than voluntary action by the real estate

industry to open the housing market. The result has generally been affirmative or neutral. A recent letter from an important Missouri daily stated that NCDH's comments and answers to questions raised had clarified previous doubts of the editorial staff, which had decided to support an all-inclusive statute.

In the field of litigation, the most notable development in housing/civil rights during 1967 was the case (Jones vs. Mayer et al) testing the validity of a still existing 1866 Federal law which bars racial discrimination in the purchase or lease of real and personal property. This landmark action, initiated in St. Louis, arose from the allegation of a St. Louis couple that a private developer refused to sell them a subdivision lot solely because the husband, Mr. Jones, is a Negro.

The case was dismissed in the lower Federal court and was carried to the U.S. Court of Appeals for the Eighth Circuit. NCDH entered the case at that point, filing a brief as a friend of the court. Since that time, NCDH, joined by NAACP, ADL, and AJCongress, has played a major role both in the preparation of legal arguments and in responding to the request of the petitioners for needed financial help. Representing NCDH and the three affiliated organizations are: Sol Rabkin, chairman of the NCDH Legal Committee, and director of the Law Department of ADL; Robert L. Carter, vice chairman of the NCDH Executive Committee, and general counsel of NAACP; and Joseph B. Robison, NCDH general counsel, and director of the Commission on Law and Social Action, AJCongress.

The appellate court, while commenting favorably on the arguments presented in NCDH's amicus brief, upheld the lower court's dismissal, although apparently reluctant to do so. Mr. Rabkin, in consultation and with the participation of Messrs. Carter and Robison, and local

counsel for the plaintiffs, then prepared and filed a petition for a writ of certiorari with the U.S. Supreme Court. On December 4, 1967, the high court agreed to review the case. It is expected to hear oral arguments during the March 1968 term.

The legal brief filed by the lawyers associated with NCDH contends, in effect, that for 102 years the United States has had the equivalent of a valid (though unenforced) fair housing statute on its books which takes its authority from both the 13th and 14th Amendments to the Constitution; that because it is rooted in the 13th Amendment (abolishing slavery), the "state action" limitations of the 14th Amendment do not apply and that the 1866 provision thus reaches all sales and rentals of housing with no exceptions. The NCDH brief also argues that even if the 14th Amendment were applied, there is a sufficient showing of "state action" in the housing transaction under consideration in this case for this ancient statute to have application.

If the high court upholds the 1866 law on 13th Amendment grounds, the NCDH lawyers believe the case will rank in significance with the school desegregation decision rendered in Brown vs. Board of Education.

An amicus brief was also filed by NCDH and ADL in the case of Beech Grove Investment Co. et al vs. Civil Rights Commission of the State of Michigan, now before that state's Supreme Court. This lawsuit, filed by a subdivision development firm, is challenging the State Civil Rights Commission's power to act against housing discrimination under provisions contained in the state constitution, adopted in 1964.

In a Connecticut case, NAACP and NCDH filed a legal brief as amici curiae in Norwalk CORE, et al, vs. Norwalk Redevelopment Agency, et al.

This court action is based on a complaint by Negro and Puerto Rican residents of an urban renewal area that their rights under the 14th Amendment have been violated by Norwalk public officials, particularly with respect to discriminatory relocation policies and practices which deny relocatees equal housing opportunity.

Also, Legal Committee Chairman Rabkin and NCDH staff recently presented expert testimony in a court case in Stamford, Conn., attacking zoning regulations which serve to restrict residency both as class and race.

Conferences and Meetings

"Model Cities and Metropolitan Desegregation: A Program for Grass Roots Action" was the theme of the NCDH eastern regional conference held in New York City in April 1967 in cooperation with Brotherhood-in-Action. More than 300 people from 65 cities located in nine states participated in the two-day meeting of seminars and workshops. The primary aim was to prepare local community leaders for participation from the planning stage on in Model Cities and other housing and community development programs in their localities. Those attending included Federal, state and local government officials; representatives of fair housing, civil rights and other public interest organizations; and leaders from the business, labor and religious fields. Key representatives from selected metropolitan areas reviewed their experiences as citizens attempting to participate in the development of Model Cities and other renewal proposals in their communities.

A conference report, incorporating guidelines for citizens' action at the local level, was published following this meeting and has been widely distributed to community organizations.

NCDH officers, board members and staff also participated in conference and conventions held by such national affiliates as the National Education Association; UAW; and NAACP. Also in workshops and seminars convened by the President's Committee on Equal Opportunity in Housing; state and local human relations commissions; the National Association of Intergroup Relations Officials; institutes held by various universities and colleges; as well as meetings convened by local fair housing, civil rights, and other community organizations.

The NCDH associate executive director chaired the housing sessions at the National Conference of Negro Elected Officials, held in Chicago in September.

Information and Publications

TRENDS IN HOUSING, the NCDH monthly publication, continues in wide use as the standard resource and reporting service for the housing/civil rights field. Its regular circulation is now 15,000, with special editions running to 25,000. TRENDS readership ranges from the White House through all major Federal agencies; Members of Congress; all US Mayors of principal cities; housing and development officials throughout the country; representatives of business and the housing industry; religious and labor institutions; colleges and universities; foundations; public libraries; local fair housing groups; NAACP branches; local Urban Leagues; local CORE chapters; state and local human relations commissions;

to individual citizens. Several (but not enough) NCDH affiliates have standing bulk orders for distributing copies of TRENDS on a regular basis to key staff and lay members.

Publications during the year included:

- "How the Federal Government Builds Ghettos," referred to earlier in this report.
- "Model Cities and Metropolitan Desegregation: Program for Grass Roots Action," NCDH conference/action guidelines, also described heretofore.
- "Model Cities - Local Action Guidelines." A specific and detailed pamphlet outlining a program for local community leadership participation in the planning of Model Cities projects to expand housing choice. HUD purchased a large quantity of this piece for general distribution over the country. In addition, NCDH placed it in the hands of community groups and key public and private leadership in every region.
- "Memorandum of Law on the Constitutionality of Federal Fair Housing Legislation," described earlier.
- "The Fair Housing Statutes and Ordinances," amended through December 15, 1967. This stock report, published biennially by NCDH, has been in tremendous demand during 1967, and is now being revised for an up-dated edition.

Reprints:

"School Integration is Still on the Agenda," by Robert L. Carter. A 4-page article containing significant arguments related to housing as well as school integration. Reprinted from The Saturday Review, October 21, 1967.

"A Century of No Progress," by NCDH President George R. Metcalf. Deals with the court test of the open housing provisions of the 1866 Civil Rights Act. Reprinted from The Reporter, November 16, 1967.

Wall Street Journal appraisal of the fair housing movement.

New York Times analysis of the St. Louis Model Cities proposal.

New York Post reprint of Roy Wilkins' comments on the selection of Weston, Ill., for the AEC atomic accelerator.

Public information activities were stepped up during the year with a substantial increase in press releases and contact with the mass media generally. The NCDH press list was expanded by some 30 per cent, now reaching almost 400 outlets - newspapers, radio, TV, magazines, etc. Service in providing background information for inclusion in major news stories and documentaries was provided to the news departments of all major television networks - CBS, NBC and ABC; to national magazines such as Newsweek, U.S. News & World Report, House & Home; to major daily newspapers in all sections of the country; and to several columnists and free-lance writers.

PRIORITIES FOR 1968

1. Expansion of budget and staff to maintain and increase the present level of program activities, with particular emphasis on expansion of on-the-spot field services to local community organizations.

2. Stepping up the present emphasis on strengthening liaison and influence with the Federal establishment.

3. In connection with Nos. 1 and 2 above, to give especial emphasis to watch-dogging Model Cities activities both at the Federal and local levels, and to assisting and stimulating community efforts to achieve genuine citizens participation from the planning stage through execution.

4. Concentration on further development of the consultative and close working relationship with corporate interests initiated during 1967.

5. In cooperation with the MARC Corporation, development and putting into operation of a Housing Task Force to train local community leadership in the complexities of housing and development programs and in the techniques and strategies to achieve effective citizens' participation.

6. More extensive and particularized research and investigation of the interrelationship between job and housing opportunities.

7. Exploration of new areas for possible legal action and litigation, possibly leading to a broader focus for laws against discrimination, tests of restrictive zoning regulations, use of licensing powers, etc.

8. Expansion in the development of educational and program materials, including such vitally important items as: a manual for local citizens' action (a broadened and more widely focused replacement for Fair Housing Handbook); specialized educational materials for use by local groups combatting anti-fair housing referenda; legal guidelines for organizations and groups exploring the development and drafting of fair housing legislative proposals.

9. Heavy emphasis on expanding public information and publicity efforts with a concentrated drive to interpret the work of NCDH through the press, radio, TV, magazines, etc., and for greater involvement of these media in dramatizing the story of an America of integrated communities vs. an America of "whitetowns" and "blacktowns," which is the alternative facing the nation.

# # # #

The Urban Coalition / ACTION REPORT

Federal Bar Building West / 1819 H Street, N.W. / Washington, D. C. / 20006

National Coordinators: John Feild / Ron M. Linton

January 2, 1968

The Urban Coalition ends 1967 -- and the first four months of its existence -- with a feeling of solid accomplishment and a high degree of optimism for the future. The Washington office has been established and staffed ... Task Forces, manned by many of the country's most talented and concerned people, are already producing effectively ... Local coalitions have been formed, or are being organized, in many critical areas ... press and public support of the concept of the Coalition and its goals are strong. For many people the Coalition has become a symbol of hope; others remain skeptical. Everyone is waiting to see if the powerful forces represented in the Coalition can indeed "turn the country around" and solve the crisis in the cities. We think they can, and will. We can report that in the dead of winter the individuals who came together in a common commitment in the heat of August have lost none of their concern, determination and sense of urgency. The hard work of program building goes on. The country watches -- and waits.

PRIVATE EMPLOYMENT AND ENTREPRENEURSHIP

More than 200 participants met in Atlanta on December 13 for a very successful one-day session on private employment. Businessmen from eastern and southern states had been invited to exchange information and practical program ideas. They heard Gerald L. Phillippe, chairman of the board of the General Electric Company and co-chairman of the Task Force deliver a forceful address on the responsibility of private business in providing jobs and training for the so-called "unemployables". Other general session speakers included Mayor Ivan Allen, Jr. of Atlanta, William Flynn, director of the STEP Program for the National Association of Manufacturers, Dr. Lawrence D. Reddick, executive director of the Opportunities Industrialization Center Institute of Philadelphia, and Augustus H. Sterne, president of the Atlanta Chamber of Commerce.

A similar regional meeting will be held in Phoenix, Arizona on January 17. The meeting date for the regional meeting in Kansas City, Missouri has been changed from January 24 to February 21.

PUBLIC SERVICE EMPLOYMENT AND URBAN LEGISLATION

Millions of people tuned in to President Johnson's television interview on all three major networks on December 19 heard the President

make a strong plea for job opportunities for all Americans through a combination of private and public programs. We thought you would be interested in comparing the President's statement with the goal contained in the Urban Coalition's Statement of Principles adopted at the Emergency Convocation:

The President	Coalition Goal
There are some half million unemployed, hard-core unemployed, in our principal cities. We just have to go and find jobs for them. I am going to call in the businessmen of America and say one of two things have to happen: You have to help me go out and find jobs for these people, or we are going to have to find jobs in the Government for them and offer every one of them a job. I think that is one thing that could be done. I think that will have to be done, as expensive as it is.	Government and business must accept responsibility to provide all Americans with opportunity to earn an adequate income. Private industry must greatly accelerate its efforts to recruit, train, and hire the hard-core unemployed. When the private sector is unable to provide employment to those who are both able and willing to work, then in a free society the government must of necessity assume the responsibility and act as the employer of last resort or must assure adequate income for those who are unable to work.

The press interpreted the President's statement as an important new policy position on the government's responsibility. At a press conference the following day, Rep. Carl D. Perkins (Ky.), chairman of the House Education and Labor Committee said he would support whatever bill in the field of employment the President sends to Congress next year. Providing jobs for those who can't find private employment, he said, "is the proper role for government".

EDUCATIONAL DISPARITIES

Despite bad weather that closed the Detroit airport for several hours on December 18, seven members of the Educational Disparities Task Force were able to get together for a scheduled meeting. They held a spirited discussion of the problems which exist in this area and began concentration on those which they felt the Coalition could effectively combat. The Task Force will meet again at 2:30 p.m. on January 8 at the Mayflower Hotel in Washington.

LOCAL COALITIONS

Encouragement and assistance in the formation of local urban coalitions continues to receive high priority. During December Washington

D. C., Boston, Baltimore, Plainfield, N. J., Stanford and Bridgeport, Connecticut announced plans for local coalitions.

Washington Mayor Walter E. Washington said in a public announcement that citizens have called for the organization of a local coalition "in terms of urgency" generated by the August Emergency Convocation. He emphasized that the local effort must have the support and participation of the Virginia and Maryland suburbs.

The next regional mobilization conference will be held in New York City on January 12 -- at New York University's Loeb Center.

EQUAL HOUSING

Plans are in progress for a National Action Session on Equal Housing Opportunities to be held in Chicago at the Conrad Hilton Hotel on January 18. The Task Force has concentrated on the completion of program development papers.

COMMUNICATION AND PUBLIC SUPPORT

Two well-illustrated publications are in the works and will soon be mailed to those interested in the work of the Coalition. The first is a report, including the texts of major addresses, on the Mobilization Conference held in Chicago on October 17. The second will be a similar publication reporting on the Private Employment Conference held in Atlanta on December 13.

HOUSING, RECONSTRUCTION AND INVESTMENT

Progress continued on the major working paper being prepared by the Task Force as a guide for the Coalition in the development of a long-range program.

STEERING COMMITTEE

Unavoidable scheduling problems for several of the principals on the Steering Committee resulted in a postponement of the meeting scheduled for December 18 in Detroit to January 8 in Washington, D. C. The meeting will begin at 7:30 p.m. in the Mayflower Hotel.

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, New York 10016
(212) 685-8911

5 January 1968

TO: NCDH Board of Directors

FROM: Edward Rutledge and Jack E. Wood, Jr.

SUBJECT: ANNUAL BOARD MEETING JANUARY 25, 1968
at
BROTHERHOOD-IN-ACTION BUILDING from
3:00 PM to 5:30 PM

As we informed you in our previous memorandum, the annual NCDH Board meeting will take place on Thursday, January 25, 1968. We have been able to secure conference room space at Brotherhood-in-Action building for that day from the hours of 3:00 PM to 5:30 PM.

Among other items to be taken up at this meeting will be the election of officers and directors-at-large, action on constitutional amendments, and the approval of new organizational applications for affiliation.

Other items of interest are also attached for your information.

In New Super-Agency

DR. FRANK HORNE

DR. EUGENE CALLENDER

BRUCE LLEWELLYN

Housing Appointments Called "Tokenism" By NCDH

By DICK EDWARDS

(See Editorial Page 16)

The New York City super-housing agency was launched at City Hall Tuesday morning by Mayor John Lindsay when the Mayor named the members of the brand new Housing and Development Administration. But not without complaints of "tokenism" from some housing groups.

The HDA which was established Nov. 22, 1966 by executive decree had never been formalized until Tuesday.

As expected Jason R. Nathan is the administrator, but a mild surprise was registered when it became known that New York Urban League executive director Eugene S. Callender was announced as deputy administrator, Sunday.

Callender has innovated many progressive moves during his tenure with the Urban League and he will be hard to replace when he resigns at the end of this year.

An Urban League spokesman said the the local activities of the UL under Callender have expanded so greatly that it will be several months before a replacement is sifted out.

Other Afro - American members of the HDA are Frank S. Horne, Deputy of Equal Opportunity, a holdover and Bruce Llewellyn, Deputy Commissioner for Special Improvement Programs which is headed by Frederic S. Berman, who will become Commissioner of Rent and Housing Maintenance. He was formerly with the Small Business Administration.

Opposition

Tentative dates for swearing in of Afro - Americans are, Llewellyn, Friday, Horne, who is out of town, possibly, next week. Callender will be sworn in on or after Dec. 26. He is still affiliated with the Urban League.

Local housing groups have been in violent opposition to the number of Afro-Americans chosen by the Mayor and have let him know in no uncertain terms.

They point out that the most vital arm of housing, the Plainning Commission has never had an Afro-American on it. In almost every other city, Afro-Americans are included.

In a blunt telegram to the Mayor on Monday, the executive committee of the National Discrimination in Housing said:

"The National Commiteee Against Discrimination in Housing is gratified by yesterday's announcement in the press that the first Negro has been named to a policy-level post in the city's Housing and Development Administration.

"However, it is our hope that the appoinment of Dr. Eugene S. Callender as Deputy Administrator of HDA is indicative of your intention to see to it that Negroes and Puerto Ricans are well represented in decision-making positions in every agency of city government, and most particularly in those which affect housing and community patterns.

Planning

"As we pointed out in our letter to you of November 15 signed on behalf of NCDH. by Robert L. Carter, vice-chairman of our Executive Committee. there are 23 policy-level positions in the newly-reorganized Housing and Development Administration. These include a number of Assistant Administrators and commissioners who will head various divisions of this agency. We strongly urge that a substantial number of these top-level posts be filled by Negroes and Puerto Ricans.

"Also, we would again call your attention to the fact that no Negro or Puerto Rican is a member of the New York City Planning Commission, nor do representatives of either of these groups hold any top-level positions with that agency.

"May we also take this opportunity to call your attention to the November 1967 issue of "The Housing World," official publication of the Housing and Development Administration. That issue presents for public view HDA's Executive Management Training Class of 1967. Nineteen young. future Housing executives are pictured in the current training program. **Not one Negro or Puerto Rican is among the group.** We respectfully suggest that this shocking revelation warrantes your immediate attention.

"As requested in NCDH's letter of Nov. 15, we are most eager to meet with you and to cooperate to the fullest possible extent in your efforts to establish a genuine "open door" policy in this great city, including opening the doors for meaningful participation by all segments of our population in governmental affairs.

"Finally, Mr. Mayor, while we congratulate you on the appointment of Dr. Callender, we would emphasize that the naming of a single Negro to a policy-level post in HDA must be regarded as only token progress. notwithstanding the importance of the particular position or the competence of the appointee.

Respectfully,
Edward Rutledge
Executive Director
Associate Executive Director

Reprinted from
THE AMSTERDAM NEWS
Sat., Dec. 2, 1967 •

Distributed by:
National Committee Against Discrimination in Housing
323 Lexington Avenue
New York, N.Y. 10016

A PRESS RELEASE from:

National Committee Against
Discrimination in Housing (NCDH)
323 Lexington Avenue
New York, N. Y. 10016
Telephone: (212) 685-8911
Contact: Margaret Fisher

Metropolitan Applied Research Center, Inc. (MARC)
330 West 58th Street
New York, N. Y. 10019
Telephone: (212) 765-9880
Contact: George Dalley

FOR RELEASE SUNDAY, JANUARY 7, 1968
AND THEREAFTER

A plan for cooperative effort in a nationwide campaign against racial isolation in urban housing and for the creation of a nation free of slums and racial ghettos was announced today (January 7) by the National Committee Against Discrimination in Housing (NCDH) and the Metropolitan Applied Research Center, Inc. (MARC).

In announcing the collaborative effort, Dr. Kenneth B. Clark, president of the MARC corporation; and Edward Rutledge and Jack E. Wood, Jr., chief executive officers of NCDH, stated: "MARC and NCDH reaffirm their commitment to the ultimate dissolution of the racial ghetto and the establishment of an open society. We reject the idea that full equal status for any group can be achieved within the framework of racial segregation or separatism."

The joint resources of NCDH and the MARC corporation will be used to implement a four-point program: 1) the adoption and implementation of a national open housing policy; 2) the launching of a national program designed to provide massive additions to the supply of housing for low- and moderate-income families, dispersed throughout all sections of cities and suburbs; 3) the joining of the public and private sectors to rehabilitate selected housing on a massive scale; and 4) the achievement of major reforms in the practices, policies and priorities of the real estate, building, and mortgage-finance industries.

MORE

Clark, Rutledge and Wood said that racial discrimination and segregation in housing, systematically practiced over many years with both governmental and private approval and support, have combined to exclude Negro Americans from full participation in the economic, political and educational processes by which millions of citizens have achieved higher income levels and necessary supports for family viability and choice, and for social and material advancement. They went on to stress that discriminatory housing practices undergird the entire spectrum of disadvantage endured by Negro families, particularly the poor and the upwardly mobile lower middle class.

"The clear indicators are that there will be no dynamic stability in our metropolitan areas, and therefore in the nation no end to the rising pattern of urban disorders, without an effective national policy prohibiting discrimination against racial and religious groups, and without a massive nationwide program to eliminate slums and ghettos," the three men declared.

"We are convinced that the current doctrine of separatism is unworkable and undesirable," they continued. "With this agreement, NCDH and MARC reaffirm their commitment to open housing in an integrated society. Freedom of choice will be the cornerstone of the joint program of NCDH and MARC."

MARC and NCDH believe that the thrust must be two-pronged, within and without the ghetto. In addition to their campaign for open occupancy throughout the nation, the cooperative plan will emphasize increasing the quality and supply of housing for low- and middle-income groups, broadly dispersed throughout metropolitan areas.

"Slums are unacceptable in an affluent society," the statement said. "No one should live in subhuman conditions of ugliness, blight and decay. But we do not support slum clearance as a substitute for open occupancy.

MORE

Nor are we prepared to accept housing rehabilitation and confinement to the ghetto in lieu of inclusiveness."

NCDH and MARC also insist upon representation by Negroes and other minorities at the decision-making level in all programs affecting housing and community development. Programs to be pursued include the establishment of a task force for the training of community leadership in selected regional areas for participation in housing decisions stemming from redevelopment under the Model Cities program and other renewal plans.

Studies of population shifts by race in relation to sources of available jobs, particularly in New York, St. Louis, Baltimore, San Francisco, and Philadelphia, will lead to NCDH and MARC campaigns for open occupancy in the areas where the jobs exist, city and suburban.

NCDH and MARC will emphasize negotiations with organizations and agencies, field services and consultation services in housing, joint research, and organization of seminars and conferences on significant problems in the housing field.

NCDH is a non-profit public interest agency with which 49 major religious, civil rights, labor and civic organizations are affiliated. Founded in 1950, it serves as a national center for information, counsel, and technical assistance on the civil rights aspects of housing. It work with employers, developers and other business interests, as well as government and private agencies. NCDH also services thousands of local community groups, including some 1500 voluntary fair housing committees working in localities in more than 30 states. It is committed to the achievement of decent homes for all Americans, with full opportunity for choosing residence in an integrated environment.

The MARC corporation is a non-profit organization chartered in early 1967 with initial funding from the Field and the Ford Foundations. It is intended to pioneer in research, strategy analysis, advocacy and action in behalf of the powerless urban poor in Northern metropolitan areas.

# # #

PLANNERS FOR EQUAL OPPORTUNITY

76 Reade Street • Room 202 New York, N. Y. 10007

PRESIDENT
Walter Thabit

VICE-PRESIDENT
George Gatter

SECRETARY-TREASURER
Michael Abeloff

POLICY COMMITTEE
Arthur Bassin
Carla Cohen
Paul Davidoff
Justin Gray
Clifford Ham
Britton Harris
Chester Hartman
Robert Heifetz
Frances Piven
David Popenoe
Larry Reich
Janet Reiner
Thomas Reiner
Harry Schwartz

STEERING COMMITTEE
Michael Abeloff
Marcia Marker Feld
Charles Kaswan
Peggy Latimer
Harry Schwartz
Ron Shiffman
David Stoloff

January 26, 1968

Dear PEO Member:

At last we are sending you the ballot of candidates in our third election.

Please fill out your ballot and return it to us as soon as possible. To assist you in your choices, brief biographical sketches are attached.

Vote for one candidate for President, Vice-President and Secretary-Treasurer, and for six candidates for the Policy Committee. Blanks are left after each office for write-in votes. Since PEO is attempting to develop chapters throughout the country, we hope you will be concerned with getting a country-wide distribution of officers.

In the case of President and Secretary-Treasurer, none of those members suggested either as a result of our solicitation of the membership nor by the Nominating Committee accepted nomination. (Arthur Bassin, Carla Cohen, Clifford Ham, Britton Harris, Chester Hartman, and Frances Piven have one more year to serve on the Policy Committee, and Janet Reiner and Harry Schwartz, Chapter Presidents, are members ex-officio.)

Your vote must be received by Monday, March 11, 1968 to be counted.

Sincerely,

Michael Abeloff
Linda Davidoff
Harry Schwartz
Ronald Schiffman
Peggy Latimer, Chairman
The Nominating Committee

BIOGRAPHICAL SKETCHES

Michael Abeloff: New York, N.Y. MCP, U. of Penna. Presently Research Coordinator, Jersey City Community Action Program. PEO Steering Committee, 1956-66. PEO Secretary-Treasurer, 1967.

Neil Curran: Baltimore; B.A. History, Rutgers; study in law, University of Connecticut; Principal Research Analyst, Baltimore Urban Renewal and Housing Agency; very active in civil rights organizations, fair housing groups and in organization of tenant unions.

Paul Davidoff: New York. B.A., Alleghany College, MCP, LLB, Univ. of Penna. Consultant, Center for Urban Education, NYC, 1968. Consultant, President's National Commission on Urban Problems, 1968. Assoc. Prof. of Planning, Univ. of Penna, 1958-1965. Prof. of Planning, Chairman, Urban Planning Program, Hunter College of the City Univ. of NY, 1965-present. Consultant to U.S. Civil Rights Commission & Model Cities Program, Columbus, Ohio, 1968. Member Board of Directors, ARCH. Author "Advocacy & Pluralism in Planning," AIP journal, 1965.

Robert Dennis: Harrisburg; B.A., North Texas State College; M.S. in Public Administration, Univ. of Tenn. Southern Regional Training Program, 1957. Planner with Tenn. State Regional Planning Commission, 1957-59. Planning Director Armstrong Co., Penna, 1959-62. Instructor and Research Associate in Architecture at Pratt Institute, 1962-66. Presently planner for the Pennsylvania State Planning Commission, Harrisburg. PEO Steering Committee, 1965-66. Former Co-Editor of EQUALOP. Working with local Human Relations Council and trying to help create non-profit low-rent housing.

William Doebele: Cambridge; B.A., Princeton, LLB, Harvard; MCP, Berkeley. Professor of City and Regional Planning and Associate Dean for Development of the Graduate School of Design, Harvard; Instrumental in establishing Urban Field Service at Graduate School of Design - a program modeled on the Legal Aid Services of the Law School.

Bernard Frieden: Cambridge. B.A., English, Cornell; M.A., English, Penn. State U. PhD., City Planning, M.I.T., Associate Professor of City Planning, M.I.T. Consultant, U.S. Commission on Civil Rights, 1967. Former member, Research Advisory Committee to Mass. Committee on Discrimination in Housing (League of Civil Rights groups); taught classes in advocacy planning working with citizen groups in Cambridge and Boston.

George Gatter: San Francisco. MCP, M.I.T. Principal in consulting firm involved in economic planning and physical design, redevelopment, consulting for Model Cities, new towns. Served on PEO Committee to Set Up Study of Impact of Planning Programs on Minorities in San Francisco area. Professional assistance in campaign for Negro State Assemblymen. Active in civic campaign for low-cost housing. PEO Vice-President, 1967.

Justin Gray: Cambridge. MCP, M.I.T., Assistant to the City Manager in Charge of Community Development. Former partner in Planning Services Group, Cambridge. Former Director of Instant Rehabilitation Project, Institute of Public Administration. Former Chairman of AIP Committee on Minorities. Active in Expressway controversy. PEO Policy Committee, 1965-67.

Robert Heifetz: Hampton, Va. B.A., Antioch, MCP, Univ. of Penna. PhD candidate, Urban Planning, Columbia. Assistant Professor of Architecture and City Planning and Coordinator, Urban Studies Program, Hampton Institute, Former social planning and programming analyst, Puerto Rican Planning Board. Former consultant to ARCH. Chairman, A.I.P. Committee on Minorities. PEO Policy Committee, 1964-67.

Mark Heyman: Harrisburg. MCP, Univ. of Penna; Associate Professor of Regional Planning, Penn. State University (Capital campus). Formerly Assistant Director, Penn. State Planning Board.

Louis Lubka: Halifax, Nova Scotia; Bangor, Maine, B.S. Syracuse, MCP, Georgia Tech. Principal Planner, James W. Sewall Co. Worked as consultant in Georgia and Alabama, Maine, Vermont, New Hampshire. Vice-President, Bangor, Maine, NAACP. Senior Planner, City of Halifax. Member of Town Planning Institute of Canada; Active in organizing Canadian branch of PEO. Author of PEO study of AIP Code of Ethics.

Kevin Lynch: Cambridge. B.D.O., M.I.T., Professor City Planning, MIT, co-director of an "Upward Band" school at M.I.T. and active in work with local community groups in the Boston region in such areas as free-way location controvery.

Roger Montgomery: San Francisco. B.A. Oberlin, Arch., Harvard. Recently appointed to Architectural and City Planning Departments at Berkeley. Formerly on Architecture Faculty at George Washington University, St. Louis. Taught classes at George Washington Univ. that undertook direct work with community groups in poor areas of St. Louis. Advisor and advocate planner to community groups in St. Louis. A Founding director of the Urban Housing Foundation, St. Louis, whose purpose is to help develop non-profit housing for poor.

David Popenoe: Princeton, N.J.; Director of Research, Urban Studies Center, Rutgers; Lecturer in Sociology, Univ. of Penna.; Co-Chairman of Panel at 1964 AIP Conference in "Planning for Democratic Goals and Social Needs in the Urban Structure;" author of various articles on Social Planning, Sociology, Urban Studies, Ph.D. Univ. of Penna. Associate Professor at Livingston College.

Ira Robinson: Los Angeles. Received Masters & Doctorate in Planning from University of Chicago, Planning School. Taught at University of British Columbia. Assisted in direction of Arthur D. Little CRP Study for San Francisco. Has worked on housing and planning aspects of discrimination dating from Lake Meadow project in Chicago in late 1940's. Working with Watts community on development of a plan and program as an alternative to the official city plans.

Irving Rubin: Detroit. B.A., Political Science. Working on N.A., Public Administration. Director, Detroit Regional Transportation Land Use Study. Member of AIP-PEO. Joint Committee on Minorities. Instrumental in development of policy resolutions presented to AIP in Washington.

Michael Stegman: Chapel Hill. B.A., Brooklyn. MCP and PhD, City Planning, Univ. of Penn. Assistant Professor of City and Regional Planning, University of North Carolina. Research Associate at Institute of Research and Social Services. Active in work with community groups on housing problems, Chapel Hill.

Walter Thabit: New York, N.Y. MCP, MIT. Consultant to local community, anti-poverty and civil rights groups in New York, Philadelphia and Newark; has been consultant to CORE, Mobilization For Youth, Cooper Square and others. Has taught at the New School for Social Research, Hunter College; written and lecutred widely. President of PEO, 1965-67. Presently Model Cities consultant for East New York-Brownsville for City of N.Y.

Joyce Whitley: Washington, MCP, Univ. of Chicago. MSW, Western Reserve. Chief Urban Planning Advisor, Model Cities Program, HUD., formerly with Jack Meltzer, Chicago, formerly Director of Childrens Underground Theater at Hull House, Chicago. Participant in PEO special program in Washington.

Hall Winslow: New York. M.A., Columbia. MS in City Planning, Pratt. Senior Planner at Tri-State Transportation Authority. Formerly Senior Planner, Department of City Planning, New York City. Corresponding Secretary, New York PEO. Co-chairman, Housing and Urban Renewal Committee, N.Y., PEO work on PEO position papers in middle-income housing.

PEO BALLOT ELECTION OF OFFICERS FOR 1968

If there is a red check in the following space ✓, you are recorded in PEO records as a Supporting Member and this ballot is being sent to you for information purposes only. Your vote will not be counted. If you wish to change your status to that of Active Member, sign your name in the following space and vote _____

Nominating Committee Ballot		Write-In Votes	
PRESIDENT (VOTE FOR ONE)			
Walter Thabit	____	_____	____
VICE-PRESIDENT (VOTE FOR ONE)			
George Gatter	____	_____	____
Ira Robinson	____		
SECRETARY-TREASURER (VOTE FOR ONE)			
Michael Abeloff	____	_____	____
POLICY COMMITTEE (VOTE FOR SIX)			
Neil Curran	____	David Popenoe	____
Paul Davidoff	____	Irving Rubin	____
Robert Dennis	____	Michael Stegman	____
William Doebele	____	Joyce Whitley	____
Bernard Frieden	____	Hall Winslow	____
Justin Gray	____	_____	____
Robert Heifetz	____	_____	____
Mark Heyman	____	_____	____
Louis Lubka	____	_____	____
Kevin Lynch	____	_____	____
Roger Montgomery	____	_____	____

Planners for Equal Opportunity

2nd Annual

CONFERENCE

SATURDAY, MARCH 16, 1968
UNIVERSITY OF PENNSYLVANIA
SCHOOL OF FINE ARTS

Important working sessions are being organized on:

PLANNING EDUCATION: A session involving educators and students on curricula evaluation; student participation; community field training; recruitment of Negroes into the profession, etc.

SOCIAL PLANNING: A session bringing together planners and social welfare professionals to discuss common issues and develop ways of working together

MODEL CITIES: An examination of adequacy of resources; provisions for citizen participation; the role of advocacy planning and PEO's role

Other sessions may be set up on topics including: a resolution of the "Piven-Davidoff Debate"; Peace and its relationship to the domestic crisis; the content of a national housing program; and others.

VOLUNTEERS ARE NEEDED TO HELP PLAN AND RUN THIS CONFERENCE
Help needed on program committee, publicity, arrangements and other things. We are looking for equal opportunity displays, reports or other helpful material for use and distribution at the conference. CONTACT

Conference Chairman Bob Bogen — c/o Tri-State Transportation Commission, 100 Church St., NYC Ph: 433-5204

or Co-Chairman Janet Reiner — 4500 Chester Ave., Philadelphia, Pa. Ph: EV6-1171

Pre-registration --- return to PEO, 76 Reade St., New York, N.Y. 10007

Name_____ Organization_____

Street_____ City_____ State_____ Zip_____

Payment is enclosed for:

Registration. . . . . $5.00____
Full-time Student. . . . $2.00____
Charter bus to and from NYC (if filled) . . $4.00____

25 copies received
2-6-68

Payment Dov Check
requested

January 31, 1968

National Committee Against
Discrimination in Housing
323 Lexington Avenue
New York, New York 10016

Dear Sir:

Please send us 25 copies of the pamphlet, "Fair Housing Handbook," published by the American Friends Service Committee, and the National Committee Against Discrimination in Housing.

Please find our check for $12.50 enclosed to cover cost of same.

A reply to our request at your earliest convenience will be appreciated.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

Enclosure: (check $12.50)

NEWS FROM NCDH

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING 323 LEXINGTON AVENUE, NEW YORK, N.Y. 10016 • (212) 685-8911

Contact: Margaret Fisher
Director of Information
(212) 685-8911

FOR WEEK-END RELEASE
SUNDAY, FEBRUARY 4, 1968

At the end of 1967, more than 115 million Americans, or nearly 60 per cent of the population of the United States, lived in areas covered by fair housing laws, the National Committee Against Discrimination in Housing (NCDH) reported today in releasing its annual report of activities and election of new officers for the non-profit organization which works exclusively in the housing and civil rights field.

Despite the trend toward more anti-bias laws in housing, however, Edward Rutledge and Jack E. Wood, Jr., Executive Co-Directors of NCDH stressed for the second year in a row that the disturbances in cities, which involved 102 urban centers in 1967, showed such disorders will not abate until the nation comes to grips with the poverty and deprivation of the large segment of the population confined in ghettos and cut off from decent housing, adequate jobs and proper educational opportunities.

The NCDH officials had issued a similar urgent warning last year on the basis of their extensive work in 31 cities during 1966, that unless major massive reforms were made in the nation's big cities and their surrounding suburbs, the disturbances would far exceed previous years.

NEW NCDH OFFICERS

At the organization's annual meeting held last week in New York City, NCDH Board members elected Robert L. Carter, General Counsel of NAACP, as its new President, and D. John Heyman, President of the New York Foundation, as its new Chairman of the Board. Affiliated with NCDH are 49 national civil rights, labor, religious and other groups.

Dr. Frank S. Horne, recently appointed Assistant Administrator for Equal Opportunity for the New York City Housing and Development Administration, was reelected Chairman of the Executive Committee; and William H. Oliver, Co-Director, United Auto Workers Fair Practices and Anti-Discrimination Department, was elected Vice Chairman of the Executive Committee.

MORE

Other officers elected included: Regional Vice Presidents -- Vernon E. Jordan, Director, Voter Education Project, Southern Regional Council, Atlanta, Ga.; Warren T. Lindquist, associate of David Rockefeller, New York City; Edwin C. Berry, Executive Director, Chicago Urban League; and Richard E. Young, Chairman of the Board, Metro Denver (Colo.) Fair Housing Center.

Also, Alex Fuller, Housing Consultant, United Steelworkers, Pittsburgh Pa., Secretary; Arthur D. Wright, Executive Director, Catholic Interracial Council of New York, Treasurer; and Sol Rabkin, Director, Law Department, Anti-Defamation League of B'nai B'rith, General Counsel.

Rutledge and Wood reported that during 1967 there were significant strides made in the enactment of fair housing laws on the state and local levels, more than doubling the number that were in force during 1966. NCDH studies show there were 50 state and local fair housing laws at the end of 1966, while at the end of 1967, there were 102. These included 21 state laws, the District of Columbia, five county ordinances, and 75 local municipal laws throughout the country.

Commenting on the nation's increase in racial disturbances, the NCDH report sharply attacked the "separatist theory" in housing as "unrealistic, unworkable and fraught with danger for the future of the American metropolis and its people. Separatism is the sure road to a nation composed of central cities inhabited by the black, the poor, and the elderly -- surrounded by suburban rings which are predominantly white, affluent, highly taxed, increasingly conservative, and indifferent to the problems of the urban core.

"The cities would be paralyzed by economic strangulation, physical decay, and social disruption, and to count on relief from Federal and state legislative bodies dominated by suburban representatives would obviously be politically unrealistic."

The reported asserted that "the racial crisis can be resolved only by comprehensive, coordinated, metropolitan plans and programs embracing all of the factors affecting community life: housing, education, training, employment, health, transportation, cultural facilities, economic development, and above all -- human dignity and freedom. The continuing challenge is to achieve a national commitment of will and resources to such an attack as the only practical solution."

MORE

The NCDH report indicated that the organization has high expectations in 1968 on the Jones vs. Mayer et al, case in which NCDH lawyers will present major arguments during the March 1968 term before the United States Supreme Court. This case tests the validity of a still existing 1866 statute which bars racial discrimination in the purchase or lease of real and personal property.

"If the high court upholds the 1866 law on the 13th Amendment grounds, the NCDH lawyers believe the case will rank in significance with the school desegregation decision rendered in Brown vs. Board of Education," the report states.

Among 1967 highlight activities of NCDH was its publication of a pamphlet on "How the Federal Government Builds Ghettos," which resulted in a series of major reforms such as the handling of tenant applications and the selection of sites for low-rent housing developments. NCDH also played a major role in exposing the discriminatory practices prevalent in DuPage County, Ill., where the Atomic Energy Commission is locating its new multi-million-dollar atomic accelerator. Following protests by NCDH and other national and local organizations, AEC urged communities surrounding the site to insure open housing; and a series of new local fair housing laws were enacted by Weston, where the atomic smasher will be located, and other surrouding communities. The National Committee also continued exerting pressure on the Defense Department to require that off-base housing accommodations near the nation's military establishments be offered servicemen on a non-discriminatory basis.

NCDH officers also report an increase during 1967 in negotiations with the nation's business community, particularly with major employers, in an effort to enlist the support of corporate interests for a national open housing market and the provision of modest-cost living accommodations in all sections of the nation's cities and surrounding suburban communities. The organization plans to expand its working relationship with both government agencies and industry during 1968, with the aim of stimulating programs which will insure that nonwhite workers have equal access to housing near industrial plants and trade establishments which increasingly are locating away from the central cities. In this regard, Messrs. Rutledge and Wood reported that NCDH will issue the results of a major study entitled "The Impact of Housing Patterns on Job Opportunities" within the next month.

During 1967, assistance was rendered by the NCDH staff to more than 200 cities throughout the nation, with direct field services to 41 towns and cities.

# # #

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, N.Y. 10016
685-8911

February 8, 1968

TO: NCDH Board of Directors

FROM: Edward Rutledge and Jack E. Wood, Jr.
Executive Co-Directors

SUBJECT: Report on NCDH Annual Board Meeting - Thursday, January 25, 1968

We are pleased to advise you that at our Annual Board Meeting on January 25th, the following Officers were elected:

President..... Robert L. Carter
Chairman of the Board..... D. John Heyman
Chairman of the Executive Committee..... Frank S. Horne
Vice Chairman of the Executive Committee..... William H. Oliver
Regional Vice Presidents..... Vernon E. Jordan, Jr.
Warren T. Lindquist
Edwin C. Berry
Richard E. Young
Secretary..... Alex Fuller
Treasurer..... Arthur D. Wright
General Counsel..... Sol Rabkin
(See attached list for further identification)

In addition, we are also enclosing a copy of our 1967 Annual Report for your information.

In accordance with the constitutional amendment adopted at this Annual Board Meeting (see attached), the following Board members-at-large who do not represent agencies were elected for the terms noted:

NAME	TERM OF OFFICE
Nathaniel H. Colley (California)	3 years
Adrian DeWind (New York City)	3 years
D. John Heyman (New York City)	3 years
Frank S. Horne (New York City)	3 years
Vernon E. Jordan, Jr. (Georgia)	3 years
Warren T. Lindquist (New York City)	3 years
George R. Metcalf (New York)	3 years
Richard Ravitch (New York City)	2 years
Edwin C. Berry (Illinois)	3 years

NAME	TERM OF OFFICE
Boris Shishkin (Washington, D.C.)	2 years
William R. Valentine (New York City)	2 years
Richard E. Young (Colorado)	2 years
Hortense W. Gabel (New York City)	2 years
Marvin S. Gilman (Delaware)	2 years
Clive Graham (California)	2 years
Philip M. Klutznick (Illinois)	2 years
Lenerte Roberts (Pennsylvania)	1 year
Jackie Robinson (New York City)	1 year
Donna Salk (California)	2 years
William H. Scheide (New Jersey)	3 years
Arthur D. Wright (New York City)	3 years
William L. Rafksy (Pennsylvania)	2 years
The Honorable Yvonne Brathwaite (Calif.)	1 year
The Honorable Vano Spencer (California)	1 year
Kenneth R. Camp (California)	1 year
Marvin E. Gilmore, Jr. (Massachusetts)	1 year
Robert Wechsler (New York City)	1 year
Ernest Erber (New Jersey)	1 year
The Hon. Mervyn M. Dymally (California)	1 year
W. Byron Rumford (California)	1 year
Florence Vaughn (California)	1 year
Malcolm Andresen (New York City)	1 year
Aileen Hernandez (California)	1 year
George W. Grier (Washington, D.C.)	1 year

.....

In regard to member agency representation on the NCDH Board of Directors, to our knowledge the following persons represent their respective agencies:

Amalgamated Clothing Workers
Howard D. Samuel

American Baptist Convention
The Rev. Elizabeth J. Miller

American Civil Liberties Union
Father Charles M. Whelan

American Ethical Union
Algernon D. Black

AFL-CIO
Donald S. Slaiman

American Friends Service Comm.
James H. Harvey

American Jewish Committee
Edwin J. Lukas

American Jewish Congress
Joseph B. Robison

American Newspaper Guild
William J. Farson

American Veterans Committee
John S. Stillman

Americans for Democratic Action
Dr. Paul Davidoff

Anti-Defamation League of B'nai B'rit
Sol Rabkin

Brotherhood of Sleeping Car Porters
Benjamin McLaurin

Commonwealth of Puerto Rico
Joseph Monserrat

Congress of Racial Equality
Clarence Funnye

Cooperative League of the USA
Donald D. Martin

Friendship House
James G. Duignan

Industrial Union Department
Marvin Caplan

I L G W U
Wilbur Daniels

International Union of Electrical, Radio & Machine Workers
Paul Jennings

Jewish Labor Committee
Emanuel Muravchik

League for Industrial Democracy
Tom Kahn

The Methodist Church
Peggy Billings

NAACP Legal Defense Fund
Jack Greenberg

N A A C P
Robert L. Carter

National Assn. of Housing Cooperatives
(To Be Named)

National Assn. of Negro Business & Professional Women's Clubs
Florence A. Holmes

National Catholic Conference for Interracial Justice
Emil Seliga

National Committee on Tithing
Mrs. Anne W. Shull

N C R A C
Arnold Aronson

National Council of Churches
(To Be Named) - formerly Ben Payton

National Council of Jewish Women
Mrs. Ira Y. Copen

National Council of Negro Women
Dorothy I. Height

National Education Association
Samuel Ethridge

National Urban League
Paget L. Alves, Jr.

National Council of the Protestant Episcopal Church
Arthur E. Walmsley

Oil, Chemical & Atomic Workers
Anthony C. Sabatine

Scholarship, Education & Defense Fund
Marvin Rich

Southern Regional Council
Moreland G. Smith

Synagogue Council of America
Rabbi Henry Siegman

Union of American Hebrew Congregation
Irving J. Fain

Unitarian Universalist Association
Isaac G. McNatt

United Auto Workers
William H. Oliver

United Church of Christ Dr. Clifton R. Johnson	United Steelworkers of America Alex Fuller
United Housing Foundation Harold Ostroff	Y W C A (To Be Named)
United Presbyterian Church The Rev. Albert C. Saunders	Building Service Employees Union* Richard E. Murphy

*Newly-elected at NCDH Annual Board Meeting

.....

In regard to the above-named agency delegates, we have not yet received a complete response to Nominating Chairman Arthur D. Wright's December 8th letter requesting the names of 1968 agency representatives on the NCDH Board of Directors. We will therefore continue to list those above unless notified otherwise.

ER:JEW:bc

Encls.

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, N. Y. 10016
(212) 685-8911

NCDH ELECTED OFFICERS - 1968

PRESIDENT
Robert L. Carter, Esq.
General Counsel
National Association for the
Advancement of Colored People

VICE CHAIRMAN OF THE EXECUTIVE
COMMITTEE
William H. Oliver, Co-Director
Fair Practices and Anti-Discrimination
Department
United Auto Workers

VICE PRESIDENT (ATLANTA)
Vernon E. Jordan, Jr., Director
Voter Education Project
Southern Regional Council, Inc.

VICE PRESIDENT (CHICAGO)
Edwin C. Berry, Director
Chicago Urban League

SECRETARY
Alex Fuller
Housing Consultant
United Steelworkers of America

GENERAL COUNSEL
Sol Rabkin, Esq., Director
Law Department
Civil Rights Division
Anti-Defamation League of B'nai B'rith

CHAIRMAN OF THE BOARD
D. John Heyman
President
The New York Foundation

CHAIRMAN OF THE EXECUTIVE
COMMITTEE
Frank S. Horne
Assistant Administrator for
Equal Opportunity
NYC Housing and Development
Administration

VICE PRESIDENT (NEW YORK)
Warren T. Lindquist
Associate
David Rockefeller

VICE PRESIDENT (DENVER)
Richard E. Young, Esq.
Tweedy, Mosley, Aley & Young (and)
Chairman, Metro Denver Fair
Housing Center

TREASURER
Arthur D. Wright
Executive Director
Catholic Interracial Council
of New York

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, N.Y. 10016
685-8911

February 27, 1968

TO: NCDH Board of Directors

FROM: Edward Rutledge, Jack E. Wood, Jr.
Executive Co-Directors

SUBJECT: NCDH Informational Needs

From time to time, NCDH sends out news releases and publicity stories to the mass media concerning its various Board Members and/or their respective agencies. In this regard, we would like to request from each NCDH Board Member a modest supply of glossy photographs (size: 8" x 10") and biographical sketches.

Your early compliance with this request will be appreciated, and these materials can be forwarded directly to Miss Margaret L. Fisher, Director of Information & Publications.

We are also currently in the process of firming up our mailing list for Board notices, important informational pieces, etc. and would like you to fill out and return the enclosed form indicating your proper title, organizational affiliation and address. We would further appreciate you keeping us informed of any changes so that our mailing lists can remain accurate and up to date.

ER:JEW:bc

Encl. (1)

PLEASE RETURN TO:

Barbara Chirse
Administrative Assistant
National Committee Against
Discrimination in Housing
323 Lexington Avenue
New York, N.Y. 10016

****

NAME _____
(Please print or type)

TITLE _____

ORGANIZATION _____

ADDRESS _____

_____
(Please Include Zip Code)

TELEPHONE NUMBER _____
(Please Include Area Code)

☐ I wish all mail forwarded to the above address as shown

☐ I wish all mail forwarded to the address listed below:

Name _____

Address _____

_____

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, N.Y. 10016
685-8911

February 29, 1968

TO: NCDH Board of Directors

FROM: Robert L. Carter, President

SUBJECT: Announcement of Forthcoming Dates for Executive Committee and Board Meetings

After consulting with fellow Officers, we have been able to establish dates for several meetings of the NCDH Executive Committee and Board through September 1968. These meetings are as follows:

Date & Time	Meeting & Chairman	City
March 12 - 10:30 a.m.	NCDH Executive Committee Frank S. Horne, Chairman	New York City (NCDH Headquarters)
April 16 - 3:00 p.m.	NCDH Board Meeting D. John Heyman, Chairman	New York City
May 15 - late afternoon or early evening	NCDH Executive Committee Frank S. Horne, Chairman	San Francisco (prior to joint NCDH-White House Bay Area Confere on May 16 & 17)
June 20 - 3:00 p.m.	NCDH Board Meeting D. John Heyman, Chairman	New York City
September 12 - late afternoon or early evening	NCDH Executive Committee Frank S. Horne, Chairman	Denver, Colorado (prior to NCDH Regional Confere on September 13-1

Dates and meeting places of all future Executive Committee and Board Meetings will be announced in subsequent memoranda.

RLC:bc

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, N.Y. 10016
685-8911

May 15, 1968

TO: NCDH Board of Directors

FROM: Edward Rutledge and Jack E. Wood, Jr.
Executive Co-Directors

SUBJECT: The Opening of a Washington, D.C. Office of the National Committee Against Discrimination in Housing

The New York Foundation has awarded NCDH a $10,000 matching grant toward the opening of a Washington office at the earliest possible moment. The sum of $10,000 will be paid when an additional $10,000 is raised for this purpose.

It is expected that the cost of such an office with professional and clerical staff would run approximately $40,000-$50,000 per year. In the meanwhile, we plan to open the office as soon as the first $10,000 is matched.

The knowledge that we plan to open this office has been meet with enthusiasm and great interest by representatives of federal and private agencies in Washington as well as local representatives. We believe that this is a step long overdue and look forward to a greater participation projecting NCDH as a truly national organization.

Any suggestions you have that will assist in matching the New York Foundation grant will be appreciated.

ER:JEW:bc

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, N. Y. 10016
(212) 685-8911

June 17, 1968

TO: NCDH Board of Directors

FROM: Edward Rutledge and Jack E. Wood, Jr.
Executive Co-Directors, NCDH

RE: Citizens' Guide to the 1968 Federal Fair Housing Law

Attached is a copy of Citizens' Guide to the Federal Fair Housing Law of 1968, prepared by NCDH for use by the general public. It explains in lay language the coverage of this new law, methods of enforcement, and the broader aspects of its provisions.

A special effort was made to bring out an inexpensive piece in a convenient size. The guide is priced at 25¢ per single copy; 20¢ each for orders of 100 or more. A special rate of 17¢ per copy has been set for member agencies and other organizations ordering in quantities of 1,000 or more. We urge all NCDH member agencies to consider large-scale distribution of this piece and to place your orders as quickly as possible. If the response is sufficient to warrant an immediate, large second printing, quantity costs can be further reduced.

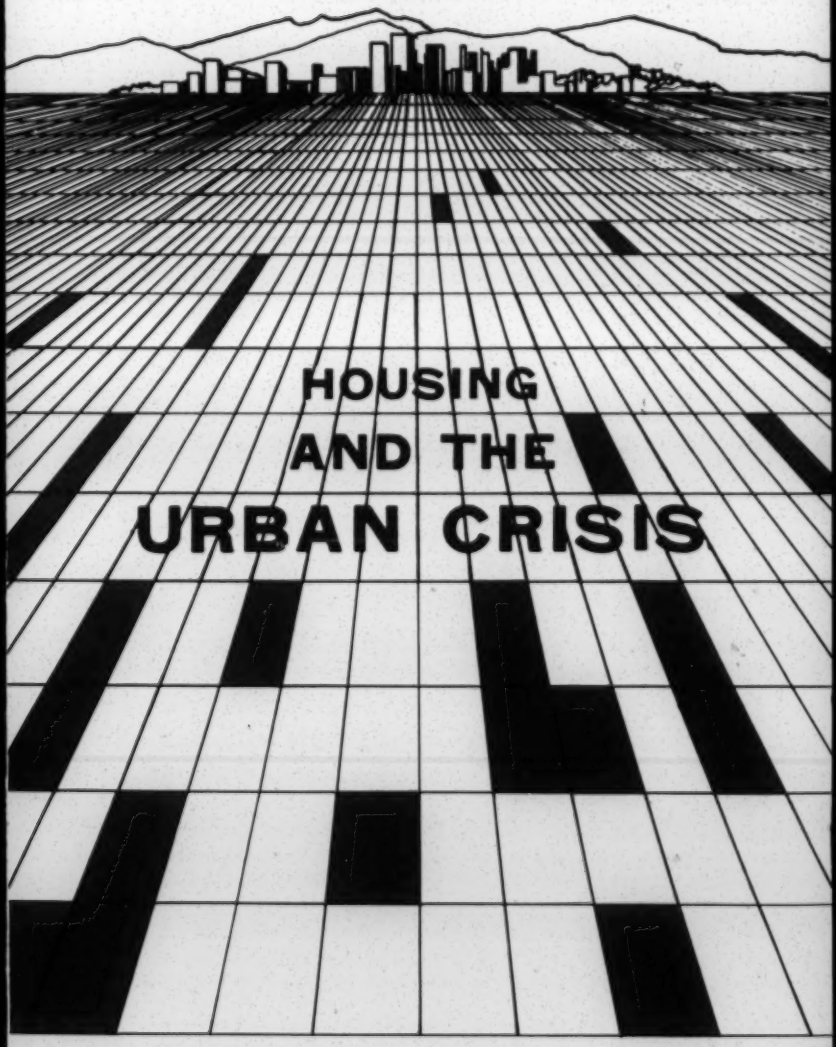
You will be interested in knowing that, insofar as we have been able to determine, this is the first published piece to be brought out, either by government or any private agency, interpreting the new law for the general public.

An order form is enclosed for your convenience.

ER-JEW:eh

Enc.

OCTOBER CONFERENCE



HOUSING AND THE URBAN CRISIS

CO-CHAIRMEN

WALTER REUTHER
President
United Auto Workers

ROBERT V. HANSBERGER
President
Boise Cascade Corporation

DENVER HILTON
OCTOBER 3, 4, & 5

HOUSING AND THE URBAN CRISIS

CONFERENCE CHAIRMAN
RICHARD E. YOUNG, CHAIRMAN

VICE PRESIDENT NATIONAL COMMITTEE
AGAINST DISCRIMINATION IN HOUSING

CHAIRMAN, METRO DENVER FAIR HOUSING
CENTER, INC.

AN ACTION CONFERENCE designed to provide a comprehensive plan for solving the urban crisis on a metropolitan basis.

Sponsored by
The National Committee Against Discrimination in Housing

Host Organization
The Metro Denver Fair Housing Center, Inc.

Legislation of the past months makes it clear that a long range workable solution to the Fair Housing Problem must be found *now* and implemented *now.*

HOUSING AND THE URBAN CRISIS is a realistic attempt to set America's cities on the road to real and concrete progress toward ending the ghetto structure, whether it exists as slums or as racial and ethnic separation and isolation.

REGISTRATION FEE: $30.00
Registration Fee includes meals but does not cover the cost of hotel accommodations

SEE ENCLOSED RESERVATION CARD FOR HOTEL

CHECKS AND MONEY ORDERS SHOULD BE MADE PAYABLE TO:
HOUSING AND THE URBAN CRISIS
1525 JOSEPHINE STREET
DENVER, COLORADO 80206

HOUSING AND THE URBAN CRISIS PROGRAM

THURSDAY, OCTOBER 3, 1968

3:00–6:30
Registration, Hilton Hotel

3:00–5:30
National Committee Against Discrimination in Housing —Board Meeting

8:00
Conference Reception (Cash Bar), Hilton Hotel
(For all Conferees)

FRIDAY, OCTOBER 4, 1968

8:00–9:00
Registration, Hilton Hotel

9:00
Welcome: The Honorable John A. Love, Governor of Colorado
Keynote Address: "Open Housing—Key to the Urban Crisis" by Robert L. Carter, General Counsel for National Association for Advancement of Colored People and President of National Committee Against Discrimination in Housing

10:30
"The 1968 Fair Housing Law and the Supreme Court Decision—Implications for Local Action"
Panelists:
Roger Cisneros, Moderator; Chairman, Denver Commission on Community Relations
A. Edgar Benton, Member, Denver Board of Education
Walter B. Lewis, Director, Office of Equal Opportunity for Housing and Urban Development
Sol Rabkin, General Counsel, Anti-Defamation League
James F. Reynolds, Director, Colorado Civil Rights Commission
Glenda Sloane, Washington Representative, National Committee Against Discrimination in Housing

12:30
Luncheon
Welcome and Introduction: The Honorable Thomas G. Currigan, Mayor of the City and County of Denver
Address: "Private Industry—Housing— and the Urban Crisis" by Robert V. Hansberger, President, Boise-Cascade Corporation

2:30
"Elements of a Comprehensive Metropolitan Housing Strategy"
Panelists:
Richard E. Young, Moderator; Chairman, Board of Governors, Metro Denver Fair Housing Center
Robert Carter, President, National Committee Against Discrimination in Housing

HOUSING AND THE URBAN CRISIS PROGRAM

Shedrick T. Devers, Director of Housing Development, Metro Denver Fair Housing Center
David Herlinger, Director of Community Services, Metro Denver Fair Housing Center
Edward Lashman, Assistant to Secretary of Housing and Urban Development for Legislative Affairs
Warren Lindquist, Associate of David Rockefeller, New York

4:00
Concurrent Workshops (Choose One)
1. Mobilizing Community Resources
2. Financing Housing Development (Non-Federal)
3. Open Housing Laws and Enforcement

6:00
Rehabilitation Hour (Cash Bar)
(An informal social time with conference resource people)
Evening Open

SATURDAY, OCTOBER 5, 1968

9:00
Address: "The Anatomy of the American Housing Dilemma" by Dr. Franklin Williams, Director for Urban and Minority Affairs, Columbia University

9:45
"Utilizing the 1968 Omnibus Housing Bill" by Edward Lashman, Assistant to Secretary of Housing and Urban Development for Legislative Affairs

10:45
Concurrent Workshops (Choose One)
1. Federal Programs
2. Implementing Family Service Programs
3. The Role of the Real Estate Industry

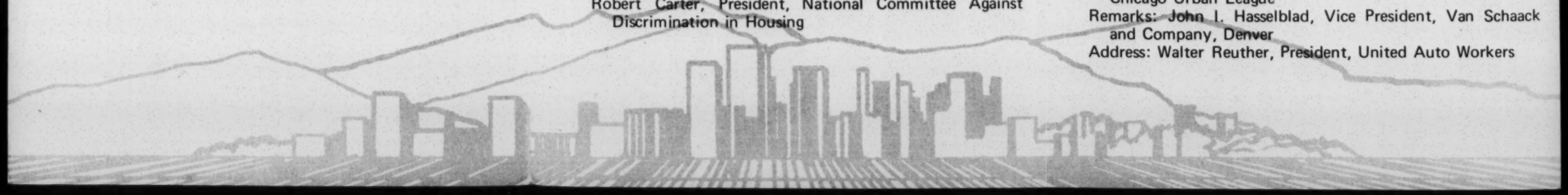
12:30
Luncheon
Address: "El Hispano en el Barrio" (The Hispano in the Ghetto) by Dr. Daniel T. Valdes, Professor of Behavioral Sciences, Metropolitan State College, Denver

2:30
"Strategies of Metro Denver Fair Housing Center" by Robinson G. Lapp, Executive Director, and Staff

3:30
Program Implementation and Action
(A guided bus tour of various aspects of the housing program in metropolitan Denver)

6:00
Banquet Reception (Cash Bar)

7:00
Banquet
Master of Ceremonies: Edwin C. Berry, Executive Director, Chicago Urban League
Remarks: John I. Hasselblad, Vice President, Van Schaack and Company, Denver
Address: Walter Reuther, President, United Auto Workers



CONFERENCE PARTICIPANTS

Warren Alexander—*Assistant Director, Colorado Civil Rights Commission*
A. Edgar Benton—*Member, Denver Board of Education*
Edwin C. Berry—*Executive Director, Chicago Urban League*
George L. Brown—*Assistant Executive Director, Denver Housing Authority; Board Chairman, Denver Opportunity*
Raymond D. Buckles—*Director, Denver Opportunity*
James Burress—*Regional Commissioner; Social and Rehabilitation Service; Health, Education and Welfare; Denver*
Robert L. Carter—*General Counsel, National Association for the Advancement of Colored People; President, National Committee Against Discrimination in Housing*
Howard Chamberlain—*Director, Connecticut Housing Development Fund*
Roger Cisneros—*Chairman, Denver Commission on Community Relations*
Thomas F. Connole—*Chairman, Denver Housing Authority; Area Director, International Union of United Auto Workers*
Shedrick T. Devers—*Director, Housing Development Division, Metro Denver Fair Housing Center*
Woodrow East—*Director, Denver Office, Federal Housing Administration*
William Farley—*Mortgage Loan Department, D. C. Burns Realty and Trust Co., Denver*
George Feltovich—*Assistant Director for Western Region, Urban America, Inc.*
Charles O. Foreman—*President, Paramount Realty, Ltd., Wilmington, Delaware*
Clarence Funnyè—*Director of Planning and Research, National Committee Against Discrimination in Housing; formerly, Director of Urban Planning, Region I, Department of Housing and Urban Development*
Mrs. Virginia Fraser—*Member of Board, Metro Denver Fair Housing Center*
Robert V. Hansberger—*President, Boise-Cascade Corporation*
John I. Hasselblad—*Vice President, Van Schaack and Co., Denver*
David W. Herlinger—*Director, Community Services Division, Metro Denver Fair Housing Center*
D. John Heyman—*Board Chairman, National Committee Against Discrimination in Housing*
Ed Holmgren—*Executive Director, Leadership Council for Metropolitan Open Communities, Chicago, Illinois*
Julius Johnson—*Development Executive, Planned Communities, Inc., New York*
Lee Johnson—*Director, Model Cities, Denver*
Robinson G. Lapp—*Executive Director, Metro Denver Fair Housing Center*
Edward Lashman—*Assistant to Secretary of Housing and Urban Development for Legislative Affairs*
Warren T. Lindquist—*Associate to David Rockefeller, New York*

CONFERENCE PARTICIPANTS

Walter B. Lewis—*Director, Office of Equal Opportunity, Department of Housing and Urban Development*
W. Ed Mansfield—*Director, Public Relations, Metro Denver Fair Housing Center*
Michael Mazer—*Director, Housing Program, Office of Economic Opportunity, Washington*
William H. Oliver—*Co-Director, Fair Practices and Anti-Discrimination Department, United Auto Workers*
Thomas E. Pino—*Community Coordinator, Metro Denver Fair Housing Center*
Sol Rabkin—*General Counsel, Anti-Defamation League*
Walter Reuther—*President, International Union of United Auto Workers*
James F. Reynolds—*Director, Colorado Civil Rights Commission*
Mrs. Carol Schiller—*Associate Director, Fair Housing Division, Metropolitan Fair Housing Center of Los Angeles*
Mrs. Glenda Sloane—*Washington Representative, National Committee Against Discrimination in Housing; formerly, Legal Counsel and Director of Information for the President's Committee on Equal Opportunity in Housing*
Sheldon Steinhauser—*Regional Director, Anti-Defamation League, Denver*
Charles Tafoya—*Director, Latin American Research and Service Agency, Denver*
Dr. Daniel T. Valdes—*Professor of Behavioral Sciences, Metropolitan State College, Denver*
Mrs. Helen Wakefield—*Associate Director, Low-Income Housing Information, Metropolitan Fair Housing Center of Los Angeles*
Russ Wehner, Jr.—*Real Estate Broker, Russ Wehner Realty Co., Denver*
Dr. Franklin H. Williams—*Director, Center for Urban & Minority Affairs, Columbia University*
Louis Winnick—*Director, Division of National Affairs, The Ford Foundation*
Jack E. Wood, Jr.—*Executive Co-Director, National Committee Against Discrimination in Housing*
Richard E. Young—*Board Chairman, Metro Denver Fair Housing Center*

HOUSING AND THE URBAN CRISIS

METRO DENVER FAIR HOUSING CENTER, INC.,
1525 Josephine Street, Denver, Colorado 80206

November 20, 1968

National Committee Against Discrimination in Housing
Suite 630
1819 H. Street, N.W.
Washington, D.C. 20006

Dear Sir:

I am delighted to receive the announcement of the opening of your Washington office. A very progressive move! However, I regret I will not be able to be at the opening on the 26th.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/mv

November 27, 1968

National Committee Against Discrimination in Housing
323 Lexington Avenue
New York, New York 10016

Dear Sir:

Enclosed, please find a check for $10.50 for which please send me the following:

5 copies - "The Impact of Housing Patterns on Job Opportunities"	@ $1.50 ea.	$7.50
5 copies - "Model Cities Local Action Guidelines"	@ .25 ea.	1.25
5 copies - "Citizen's Guide to the Federal Housing Law of 1968"	@ .25 ea.	1.25
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Thanking you, I am

Sincerely Yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/mv

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING

NCDH

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New York, N. Y. 10016
(212) 685-8911

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31 December 1968

Dear Mr. Smith:

One needs but to pick up the newspaper to read and appreciate the tremendous job your organization is doing.

That you would strive to help the National Committee Against Discrimination in Housing serves to make your gift even more meaningful. It is deeply appreciated.

Sincerely,

Arthur D. Wright
Treasurer

ADW.w
cc: Mr. Paul Anthony

Mr. Moreland Griffith Smith, FAIA
Director, Urban Planning Project
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323 LEXINGTON AVENUE, NEW YORK, N.Y. 10016

PAUL
Questionable idea - miserably written!
M

FILE
NCDH

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING
MEMORANDUM

The project would be to give intensive training and orientation to a Task Force of 300 individuals of leadership ability drawn from the staff and lay memberships of a wide diversity of social agencies concerned with discrimination in housing.

The National Committee Against Discrimination in Housing offers to recruit and train intensively such a Task Force. The Task Force would be used not only in its own local habitat but would be broken into groups who could be used as resource, sub-commissions, mobile and able to travel to points at which their know-how could be of use in local situations. The training program might consist of Institutes of two or three days at a time in various parts of the country.

In part, the motivation for participation in the program would be the desire of many professional and lay people in the field of civil rights and housing to become more expert on the problems of the ghetto and urban planning. In part, one can count on the motivation of each member agency to become involved not merely by supporting the National Committee, but by involving professional and lay members of the agency in greater activity. In part, the motivation for the National Committee is not only to offer a genuine service and participation opportunity to the member agencies, but also to do a more adequate job in the national coverage of the immense task of dealing with discrimination in housing throughout the U.S.A. This work is impossible if limited to a few staff members and a limited budget. The efficient use of its limited resources in personnel and money to train a large Task Force for different sections of the country, and with arrangements for local mobility to meet serious situations, and to

engage in preventive planning is one of the most important programs that the NCDH could undertake.

The purpose of this special Task Force would be to engage actively and effectively on the local level in the process of housing planning and community planning in ways which represent the use of the expertise of the top authorities in civil rights and housing. Workshops and training would deal with case material in such matters as the importance of site selection, tenant assignment, urban renewal, the model cities program, etc. The group would be informed concerning government agencies in the housing field, federal, state and local; legislation and its implications and uses; the importance of organizing local housing councils and the techniques of dealing with governmental and non-governmental agencies and the real estate, building, and housing industry; the methods of making local surveys for facts and recommendations; methods of mobilizing and informing public opinion to support particular programs; and ways of putting pressure on the pressure points to influence and determine significant decisions in the fields of legislation and administrative policies and planning. The group would become familiar with the legislative needs, the possibilities of using the courts and the methods of dealing with referenda.

Among the subjects to be discussed would be: the Open-City program, its strengths and weaknesses; problems of dislocation and relocation and how to deal with this in the planning stages at the local level; meanings and problems of housing codes and their enforcement; the relation of public housing and publically assisted private housing to urban renewal; the problems of public housing in relation to scattered sites, rent subsidies, 221 D3 coops, and how these can be used for

effective planning.

This training program could take place in a dormitory and educational facilities of one of the colleges during the college vacation periods, at Thanksgiving, February holidays and Easter vacation.

The project should have a three year grant of at least 100,000 dollars a year to implement its program.

May 23, 1967

NATIONAL COMMITTEE AGAINST
DISCRIMINATION IN HOUSING
323 Lexington Avenue
New York, N.Y. 10016
685-8911

June 12, 1967

TO: NCDH Board of Directors

FROM: Edward Rutledge, Executive Director

SUBJECT: Proposed Agenda Items for June 29th NCDH Board Meeting - Thursday, From 2:00 p.m. to 5:30 p.m. at Brotherhood-in-Action, 560 Seventh Avenue.

Among various items we may wish to discuss, for your information I am suggesting the following principal matters:

1. Financial Status - NCDH

2. Finance Committee Report on Eight-Point Plan

3. Approval of Constitutional Amendment Re: Annual Meeting

4. Discussion of Board Chairman, Algernon D. Black's, memorandum on Housing Task Force (Attached hereto)

5. Report on Internal Revenue Service Review

6. Mutual Broadcasting System

If you have any items you wish to appear on the agenda that require any preparation, please inform us prior to the Board Meeting.

ER:bc

Encl. (1)

Toward a Strategy for the National Committee Against Discrimination in Housing

A Report to the Stern Family Fund

by

Richard J. Margolis

"The National Committee Against Discrimination in Housing is .... working to achieve conditions in which every American family secures a decent home in an integrated environment."

-- from a recent NCDH brochures

"Wherefore waste our elocution
On impossible solution?
Life's a pleasant institution,
Let us take it as it comes."

-- W.S. Gilber (The Gondoliers)

Preface

The original purpose of this report was to evaluate NCDH's field service program for local fair housing groups. In June, 1964, the Stern Family Fund made a grant of $25,000 to NCDH to carry out such a program. The sum was to be matched by NCDH.

However, in the course of this writer's research, it soon became clear that NCDH at that time was in no position to organize a program on any formal, or structured, basis. True, it provided many services to local fair housing groups -- including the sponsorship of a "grassroots" conference in Chicago -- but these services were distributed in a somewhat haphazard manner. There was plenty of action, but no program.

At that stage of NCDH's development, the need for survival dwarfed all other needs, including the need for planning and blueprinting. In effect, the Stern grant achieved a much broader purpose than was originally intended: it helped to keep NCDH alive.

Having survived, NCDH is now beginning to organize a more systematic field service program at the grassroots level. At the same time it is groping for an overall strategy that will, hopefully, give this program a meaning within the larger context of the civil rights movement in general and the fight for desegregated housing in particular.

This report is really a consideration of that strategy -- what it has been up to now and what it might be in years to come.

Major Conclusions

(1) As a cause, the desegregation of our neighborhoods has long been a step-child of the civil rights movement -- frequently endorsed but seldom promoted. NCDH is also a step-child of the civil rights movement, as its struggle for survival last year makes poignantly clear.

No appreciable progress toward integrated housing can be made until the major civil rights organizations become truly committed to the idea. At present they are not. Therefore, one of NCDH's immediate tasks is to educate other civil rights groups to the clear and present danger posed by neighborhood segregation, and to the need for action. Moreover, NCDH should insist upon being accepted as a full-fledged partner in the continuing civil rights struggle.

(2) This country is suffering from galloping segregation in housing, with the spread of black ghettos in our cities and the growth of white citadels in our suburbs. The notion of separate neighborhoods and even of separate towns is so firmly imbedded in our culture that only a

massive, nationwide effort can hope to pry it loose. A large portion of such an effort will have to be sponsored by the Federal government.

Federal agencies within the new Department of Housing and Urban Development (HUD) are in a position to transform neighborhood patterns of segregation -- through policies related to urban renewal, public housing, the new rent supplement program and FHA-insured housing. But to do so, they will have to move from their traditionally passive position of support for non-discrimination to the more aggressive position of pressing for integration.

It is clearly an NCDH responsibility -- perhaps its major one -- to prod government officials in this direction. One obvious step would be for NCDH to open an office in Washington. Another would be to increase its efforts to gain recognition as the spokesman on housing for the civil rights movement.

(3) To make a meaningful impact on Washington, NCDH needs the support of local fair housing committees throughout the North. Unfortunately, there is a natural gulf between NCDH and these groups. This is partly because fair housing has become a disconcertingly technical field (the laws, the bureaus, the finances), and partly because most volunteer fair housing groups are as yet unwilling to make the commitments necessary to break up the ghettos

and integrate the suburbs. Such commitments would threaten several typically suburban institutions, such as one-class zoning and status neighborhoods.

This gulf creates special problems for NCDH. One of its major tasks will be to educate grassroots fair housing groups to the complexities of their cause and to the new demands it is making. These groups must try to see their local problems in the light of a national strategy.

(4) Conversely, NCDH needs to learn more about the grassroots organizations -- not only in the aggregate, but one at a time. A meaningful field service program must be based on something more than a schedule of quick stop-overs in city after city. If NCDH wants the allegiance of local fair housing groups -- and if it expects these groups to understand NCDH strategy -- it will have to establish a system of longer field-service visits and firmer lines of communication.

This will doubtless require a larger staff. It will also mean a bigger role for "Trends," which is NCDH's most effective megaphone in local fair housing circles.

(5) Programs like "Operation Open City" are worth pursuing. Their value lies not only in the number of families they save from ghetto life (the figure is low), but also in the cooperation they inspire between ghetto dwellers and white, middle-class residents. NCDH's plan to encourage

more of this kind of cooperation -- and to stimulate grassroots fair housing efforts among ghetto residents -- strikes this writer as precisely right.

(6) The number of "stay-put" neighborhoods in America seems to be increasing at a sharp rate. These are neighborhoods located on the fringe of all-Negro neighborhoods. They have rejected panic and mass exodus as a response to Negro "move-ins" and are making a supreme effort to stay integrated. At present stay-put residents are the only people directly at war with galloping segregation. They need help, and NCDH should supply it.

I. Step-Child of the Civil Rights Movement

The beginning of wisdom about the National Committee Against Discrimination in Housing (NCDH) rests on our understanding of the baleful gap that exists between the organization's long-term goals and its short-term chances of achieving them. In focusing on segregated housing, NCDH has chosen to grapple with the stubbornest item on the civil rights agenda. It is the one most tightly woven into the fabric of American life, and therefore the one least susceptible of change. For many, segregated housing has become "a pleasant institution."

The national challenge presented by segregated housing is one for which most civil rights groups have shown little taste. NAACP, for example, has for several years been "making do" without the services of a fulltime housing director; and the more radical civil rights groups for the most part continue to concentrate on the South, where integrated housing is at best a distant dream, and at worst an irrelevancy. ("Don't talk to us about integration," shouted a Mississippi sharecropper to startled delegates at the recent conference of the Citizens Crusade Against Poverty. "Integration won't solve anything. We want money.")

This attitude seems to be shared by the more militant community action groups throughout the urban North. If housing is one of their chief concerns, their chief villain is not the white suburbanite but the white slumlord. The plea for integration, in fact, often seems to these ghetto agitators to be just another smokescreen raised by white liberals -- a substitute for meaningful action, of a piece with "the democratic process" and "maximum feasible participation."

Curiously, such groups are usually the first to point out that segregated schools are, by definition, second-class schools. "There is no such thing as a 'good' all-Negro school," an official of CORE remarked

recently. But civil rights leaders have not applied this rule to housing. Thus they have been compelled to push for a miscellany of tortuous techniques -- from pairing to busing -- designed to integrate schools which serve segregated neighborhoods, both black and white. These techniques are often ineffectual and nearly always inefficient, but they do allow all sides in the dispute to continue to evade the main issue, which is housing.

It is true that Martin Luther King recently promised to "do something" about segregated housing in the North, but no one has been able to say precisely what he had in mind (sit-ins? demonstrations?), and what little he has done thus far suggests that he, too, is more interested in improving the ghettos than in breaking them up.

It is also true that the riots in Watts and elsewhere were related, in a real but hard-to-nail-down manner, to neighborhood segregation and to such electoral disasters as Proposition 14. Yet these riots have not inspired any concerted attack on residential color bars, either among whites or among Negroes. If anything, they have stiffened white resistance to neighborhood integration -- on the interesting assumption that Negroes, wherever they go, take their riots with them.

Integrated housing, in short, has always been a step-child of the civil rights movement; and when one

compares NCDH's puny operating budget ($234,000) to that of, say, the Urban League, one must conclude that it is still a step-child. NCDH is growing, but it is by no means full-grown.

There may be a kind of Gresham's law at work here, in which the easier causes drive out the tougher ones. In a success-oriented society many liberals shy away from a problem which often seems beyond understanding and which suggests no ready solution.

In any event, it is fair to say that NCDH will not score any major "breakthroughs" until leading civil rights groups shift their attention to desegregated housing and begin to develop a sense of urgency about it. James Farmer, in his book Freedom--When? predicts this will happen within five years. One of NCDH's major tasks will be to speed up the process.

II. Needs and Frustrations: 'It takes all the running you can do'

There was a time -- no more than twenty years ago -- when the desegregation of our neighborhoods seemed a relatively simple matter to most of its supporters. It seemed then to depend upon a "change of heart" among the white residents, a sudden seizure of conscience which would magically open the ghetto gates.

This was naive but understandable. Over the years a substantial segment of the white population has, in fact, undergone just such a change of heart. National polls indicate that at least half the white population "would not object" if a Negro family moved next door. But the ghetto gates have remained closed.

It soon became clear that integrationists were capable of deploring neighborhood segregation without necessarily reforming it. At this point the emphasis switched from conscience to legislation, and during the Fifties many Northern states and cities passed laws banning discrimination in various types of housing. The passage of these laws -- along with President Kennedy's 1962 Executive Order which barred discrimination in new housing that was Federally funded or insured -- represented a great triumph for the fair housing movement in general and for NCDH in particular. Still, the ghetto gates remained closed.

Increasingly now fair housing leaders -- again led by NCDH -- are turning to the <u>sociology</u> of segregation, conceding thereby that neighborhood segregation is more than a product of either flawed consciences or of inadequate laws; it is also a legacy of great, impersonal forces -- social, political and economic -- which are deeply entrenched in our institutions and which are taken for granted by most Americans.

In effect, current patterns of neighborhood segregation now amount to a full-scale way of life. After the spate of fair housing legislation in the Fifties, followed by the sudden emergence of fair housing committees all over the North, it was widely assumed that integration was just around the corner. The feeling was that if whites signed a pledge to welcome any new neighbor regardless of race, Negroes would come running. Not many did, partly because not many Negroes could afford housing in the white suburbs, and partly because fewer still cared to risk the consequences of breaking established neighborhood patterns -- that is, of being pioneers.

As an instance of how "natural" a part of the landscape neighborhood segregation has come to appear, note that even confirmed local housing integrationists fear that all their solutions are, somehow, "artificial." Few fair housing committees want to "force" integration -- that is, to go after it in any organized manner. And since all the momentum of our day-to-day life favors segregation, groups that don't "force" integration don't get it.

Thus, while most other facets of the civil rights struggle -- education, employment, voting rights -- seem to be improving, the housing situation is getting worse. Most professionals share the view that this nation is suffering from galloping segregation, and that the civil

rights movement has done little or nothing to check it.

The upshot, as everyone can plainly see, has been the appalling growth of Negro ghettos in our cities and the equally depressing spread of white sepulchres in our suburbs. Washington, D.C. already has a Negro majority, and such cities as Baltimore, Cleveland, Detroit and Philadelphia will soon follow if the present rate of ghettoization continues. Each week in Chicago two-and-a-half additional blocks become all Negro as white families repeat the tired reflex of moving out to newer, "safer" areas.

"The Northern and Western suburbs," notes Charles Abrams, "have become the new Mason-Dixon lines of America." He calls for the "suburbanization" of the urban Negro.

It seems clear from all this that only an extraordinary, nation-wide effort, costing millions and perhaps billions of dollars, can ever effect a meaningful turnabout in our segregated housing patterns. "The point was passed some years ago," according to George and Eunice Grier, "where either legal bars against discrimination or the best-intentioned of meagerly financed 'grassroots' endeavors could accomplish this task...It will require a massive national effort..."

But signs of such an effort remain scarce. It is one of the ironies of NCDH's operation that few of its supporters, sincere as they are, have yet got the point. Most Federal housing officials, for example, are still tied fast to the old fair housing hitching posts of open occupancy and equal opportunity. At best, their position is one of non-interference with the forces that create segregation, except in cases of obvious discrimination. (And at worst, many Federal officials -- especially at the local levels -- continue to support discriminatory practices of builders, bankers and realtors, as they have done for decades.)

Instead of aggressively promoting integration, as NCDH would have them do, top officials remain consistently passive and thereby insure the further growth of Negro ghettos. Urban renewal specialists, for example, continue to repeat the pieties of open housing while building new developments in the heart of Negro slums; welfare workers, when seeking apartments for Negro clients, seldom consider white neighborhoods -- although the rents there, room for room, are often lower than those in the packed Negro slums; and public housing administrators, in considering sites, continue to think of the white suburbs as...well, white suburbs.

In the suburbs, fair housing groups remain politely class-conscious-- which, given the conditions of present American society, is operationally similar to remaining politely race-conscious. True, in seeking middle class Negro families to integrate their communities, these fair housing groups are fighting the good fight, but they number their triumphs in tens and twenties rather than in thousands. In sum, one looks in vain for solid indications of the kind of massive effort that is clearly needed if segregated housing is ever to be eliminated. Every community, every fair housing group, has won a few battles; but the nation seems to be losing the war. "We are weighed down by the past," laments Algernon Black, a founded of NCDH in 1950. "We are moving in slow motion."

As the Queen said to Alice: "Now, here, you see, it takes all the running you can do to keep in the same place. If you want to get somewhere else, you must run at least twice as fast as that!"

Meanwhile, the special role played by segregated housing in begetting other forms of segregation has become quite clear. De facto segregation of our schools is only the most obvious among a long list of illustrations. One need not accept the doctrine that housing is the "root cause" of segregation in order to see the plain connection between separate housing and many of the other "separates"

we live with -- e.g., separate churches, separate parks and playgrounds, separate hospitals and separate shopping facilities.

It is against this background of great need and of equally great frustration that we can best assess NCDH's program and strategy.

III. Program Complexities: a Problem of Identity

In many respects neighborhood integration is the most technical of civil rights causes, often requiring from its standard-bearers a considerable amount of knowledge about such arcane subjects as real estate finances, municipal housing codes, urban renewal developments and Federal housing policies. Anyone who hopes to promote fair housing on a national scale must be in possession of this kind of "expertise." Moreover, he should be reasonably familiar with the various fair housing laws, both state and municipal, that are now on the books, and with the network of commissions and bureaus which these laws have created.

In addition, he should have more than a nodding acquaintance with the new Federal agencies which will, for better or for worse, exert a tremendous impact on the fair housing movement. These are the Department of Housing and Urban Development (HUD) and the Office of Economic Opportunity (OEO).

No layman or local fair housing expert, of course, who is busy cultivating his own small garden of desegregation, can be expected to solve the hugely complicated riddle posed by these many criss-crossing statutes and agencies. That is where NCDH comes in. In the words of one of its supporters, NCDH is "an overarching agency." It provides a central point where the various threads of the fair housing movement can be untangled and rearranged into a pattern that makes sense.

"If there were no NCDH now," remarked a California fair housing official recently, "somebody would have to start pulling one together."

This assessment -- that NCDH is indispensable -- is widely subscribed to by fair housing professionals throughout the country. It is based on the conviction that NCDH has "the know-how and the boldness," as one official put it, "to point the way for the rest of us." In a very real sense these professionals think of NCDH as representing their interests in Washington. For example, when a visitor asked a Midwest civil rights commissioner whether or not NCDH should establish an office in his region, the commissioner answered, "The best way they can help me is to keep putting pressure on the fellows in Washington. If they can get HHFA off dead-center, it'll be worth a hundred regional offices."

Another fair housing expert, this one in Washington, notes sadly that NCDH "is not yet the recognized spokesman for equality in housing." And they should be, he adds, because "they've called the shots right." NCDH must provide "a sharp voice in government circles," he says, pressing not for more fair housing laws but for more sophisticated use of laws already on the books.

As an "overarching agency" with a staff of five professionals (two of whom are new this year), NCDH is expected to "cover" the nation -- that is, to be ready with advice and personnel wherever and whenever called upon. This is patently impossible, but since NCDH is the only national organization exclusively committed to the desegregation of housing, its staff tries hard to respond to all requests for assistance. One inevitable result has been a tendency to be crisis-oriented, to rush from one emergency to the next, without having sufficient breathing time to plan a long-range program or to "pick its spots." This is another way of saying that much of NCDH's agenda has been shaped by events -- e.g., a referendum in California, a housing bill in Washington -- and that eventually NCDH will have to make the news as well as respond to it.

Shortages of time, money and personnel have plagued NCDH from its inception (as they do nearly all civil rights

organizations), and the situation will probably get worse before it gets better. As NCDH succeeds in awakening more groups and agencies to the need for action in the field of desegregated housing, its services will be in still greater demand. Its success may outstrip its facilities.

Actually, this is already happening. It is not uncommon on any given day for most of the NCDH staff to be "on the road." One may be in Washington conferring with officials of HUD;another in Albany helping to organize a local fair housing center; still another in Chicago conducting a workshop for labor union members; and a fourth in Providence, trying to build a ghetto-dispersion plan into the city's anti-poverty program.

These examples represent only a small sampling of NCDH's current program, which is so varied that it defies easy summation. What follows is a very condensed summary of NCDH's recent activities:

(1) On the strength of a contract with the Office of Economic Opportunity, NCDH is providing technical assistance to community action programs in four cities -- Denver, Providence, Atlanta and Rochester, N.Y. Purpose is to help each city form a program aimed at breaking up Negro ghettos.

(2) NCDH works closely with other civil rights groups, including many of its own 41 sponsoring agencies. these agencies, as one observer has pointed out, comprise "a strange stable of participants," ranging from the League for Industrial Democracy to the American Baptist Convention.

(3) NCDH sponsors a variety of national and regional conferences, most of them designed to apprise fair housing supporters of new developments or techniques in the field. Last year NCDH sponsored four national conferences, including one in Chicago for grassroots fair housing groups. NCDH has been accused of being "slightly conference-happy," but this weakness (if that's what it is) seems inevitable in a field that is long on problems and short on solutions. Moreover, the appalling knowledge gap that exists between NCDH and much of its constituency would seem to make conferences essential. It is true that talk can be a substitute for action, but in this case it seems a necessary pre-condition. "Men are never so likely to settle a question rightly," notes Macaulay, "as when they discuss it freely."

(4) NCDH educates, exhorts and sometimes excoriates "the industry" -- the Realtors, financiers and home-builders whose policies can definitively influence the pace of desegregation.

(5) NCDH spends much time in Washington trying to move the Federal government toward a massive commitment to neighborhood integration.

(6) NCDH helps local fair housing groups to begin, create a program, stay alive. At present it is starting to organize a national fair housing center -- of which more later.

(7) NCDH helps these same groups fight for fair housing laws in their states and cities, or else to defend existing fair housing laws that are in danger of being repealed.

(8) NCDH sends forth a stream of bulletins, news reports and research material, much of which is summarized in "Trends," NCDH's excellent publication, which will soon switch from a bi-monthly to a monthly schedule. "Trends" is the most powerful single weapon NCDH currently possesses, supplying the necessary link between NCDH and its many constituencies. Everyone in the fair housing movement reads it and respects it.

This is an ambitious program, and NCDH has undertaken it during a particularly difficult period -- a period of painful reassessment and of heady expansion. To make matters more difficult, the staff last year devoted about one-third

of its time to fund-raising -- that is, to survival. Between payroll crises it managed to accelerate its program and to make at least a start at formulating a basic strategy for the future.

But it was hardly surprising that the program at times seemed frenetic and the strategy spotty. As Edward Rutledge, NCDH's executive director, remarked, "The important thing was that we survived."

By surviving NCDH has confirmed its franchise as the agency most likely to succeed in the battle for neighborhood desegregation. What it has not done yet, and needs to do soon, is to establish a few clear-cut priorities that will bring its program into sharper focus and rescue it from diffusion. At present NCDH reminds one of the Stephen Leacock character who "jumped on his horse and promptly rode off in all directions."

At bottom, NCDH's problem is one of identity ---of deciding what it is and what it hopes to become.

IV. What is NCDH?

On the East Coast NCDH is best known for its work in Washington and, to a lesser extent, for its work with other civil rights organizations. On the West Coast it is remembered for its role in the fight against Proposition 14. And in the Midwest -- or at least in Chicago -- NCDH seems best

known for its interest in grassroots fair housing groups. In short, NCDH appears to have many faces. People define its role much the way the blind men in the fable defined the elephant, mistaking the one part they touched for the whole beast.

This is understandable, but it puts a peculiar burden on NCDH. Each organization,each region, expects NCDH more or less to concentrate on a single aspect of the whole struggle, and in each case it's a different aspect. How, then, should NCDH apportion its time, money and energy? Should it continue to rush to local emergencies, like a civil rights fireman, whenever the alarm goes off? Or should it follow the dictates of a long-range strategy, regardless of local conflagrations? Similarly, should it concentrate on helping the 1100 grassroots fair housing groups that have materialized since 1959, or should it devote the bulk of its efforts to converting officialdom in Washington, and let the grassroots effort shift for itself?

The answers are anything but obvious, but it seems to this writer that these are at least the right questions. At this stage in NCDH's development, any set of answers -- even the wrong ones -- appears preferable to no answers at all.

First, it seems sensible to agree with the experts that the back of segregated housing will ultimately be broken, if it is to be broken at all, by a massive, Federally-sponsored attack on all the institutions which presently beget segregation. These include: a mortgage system that penalizes the poor and caters to the middle class; an urban renewal program that cares more about buildings than people; a public housing program that permits cities to erect monuments to segregation; a system of suburban zoning and land-use restrictions which create "a white noose" around the necks of Harlem, Watts, Southside Chicago, etc.; an Executive Order that is seldom enforced and frequently violated; and a pervasive feeling throughout the Federal housing bureaucracy that large-scale neighborhood de-segregation is -- let's face it -- unrealistic.

In the light of all this, any long-term NCDH strategy must point straight to Washington. And the sooner NCDH can establish a viable office and staff in the nation's capital, the sooner it will achieve its goals.

Second, NCDH's efforts in Washington will be meaningless unless it has the full support of its two main constituencies -- the 41 agencies who are its sponsors, and the 1100 grassroots fair housing groups, many of whom look to NCDH for advice and guidance.

We have already noted how sedulously most civil rights groups have evaded the housing problem. Since most of these agencies are NCDH sponsors, NCDH has an opportunity to be both their teacher and their goad. More important, NCDH can try to insist on being included in all major civil rights campaigns. For example, when CORE announces that Baltimore will be its target-city for 1967, NCDH should be brought in to organize a ghetto-dispersion program that dovetails with CORE's campaign. Similarly, when the Urban League embarks on an "equal employment" program, it should call upon NCDH to help dramatize the clear relationship between fair housing and fair employment, and to put pressure on industries to work for integrated housing in their communities.

These are assignments which NCDH is ideally suited to carry out. Such cooperative programs would go far to end housing's "step-child" status in the civil rights movement. And they would help drive home the point -- especially to Washington -- that integrated housing is an objective not only of NCDH but of the entire civil establishment.

Third, NCDH should drop all pretense of ubiquity. It has neither the staff nor the budget to run everywhere a crisis falres up or a group calls for help. In many respects the conferences to which NCDH invites others are

more worthwhile than the conferences to which NCDH is invited. NCDH should play teacher, not fireman.

Fourth, "Trends" should be stepped up as soon as possible to a bi-weekly schedule. In addition, NCDH should add a bi-monthly magazine to its list of publications. This magazine would emphasize basic research in the field and would be aimed primarily at the fair housing professionals (who say they want it).

Fifth, NCDH needs a public relations man whose major responsibility will be to make "NCDH" as familiar and meaningful an acronym as CORE, NAACP, etc. This is not to promote the organization but to enhance the cause which it espouses.

Sixth, NCDH must eventually work out the exact dimensions of its relationship with the country's local fair housing groups. This program poses more problems for NCDH than any other; and it may also hold more promise than any other. It deserves careful consideration. (The entire subject pertains directly to the $25,000 grant which the Stern Fund gave to NCDH last year in order to strengthen its program at the local level.)

V. Grassroots and Suburban Gardens

There is a gulf between fair housing professionals and their grassroots support. One of the great tasks of NCDH over the next few years will be to bring the local, voluntary fair housing groups across the nation up to a new level of sophistication about their cause and its complexities.

In effect, this will mean an entirely different kind of commitment -- certainly a deeper one-- on the part of white suburban fair housing groups. The new demands strike at the heart of the whole suburban rationale as most suburbanites understand it. NCDH is already talking about such relatively radical notions as economic, or class, integration; vest-pocket public housing in upper-middle income neighborhoods; and rent supplement programs that reach out from Harlem into Rye and Great Neck.

Whether or not the grassroots organizations are yet ready to listen to NCDH preachments remains an open question. Of the 1100 groups throughout the nation, no two are exactly alike. Some have accumulated considerable wisdom over the years, while others are new and distressingly innocent. Nearly all of them, however, are exclusively concerned

with their community and their problems. What they want from NCDH is not a national strategy but a local solution. It will take some time before these groups become convinced that a meaningful national strategy may be their best solution.

Most fair housing professionals are pessimistic about these suburban committees. "The real juice isn't there," observes an official in California. "They haven't got what it takes to accept the big changes that real desegregation implies."

Another fair housing professional has characterized these groups as "a bunch of very nice garden club ladies who are temperamentally unsuited for a realistic desegregation program. They just want their kids to mix with a few Negro kids."

Such criticisms may merely reflect the customary scorn in which professionals hold amateurs. But my guess is that they reflect something more: namely, a rising discontent among professionals over the apparent inability of these suburban groups to make more than a tiny dent in the fortress of segregation. In the words of a Negro who "integrated" a white suburb but refused to join the local fair housing committee, "They are fiddling while Rome burns."

The gulf between professionals and amateurs becomes clear when NCDH attempts to mobilize the fair housing forces in a single city. In Denver, for example, NCDH has been attempting to stimulate the start of a ghetto-dispersion program as one part of the city's anti-poverty campaign -- and local resistance has been surprisingly strong.

One reason for the resistance is the West's traditional suspicion of anything Eastern. "They come out here from New York," complains a Denver fair housing enthusiast, "and expect to see a miniature Harlem. They don't see that Denver is different."

Typically, NCDH wants a program in Denver that involves the poor -- a program that will lead to economic integration as well as racial. And just as typically, Denver seems to want a program that promotes open occupancy along the usual lines of one-class neighborhoods. As a Denver woman has bitterly remarked, "I thought they (NCDH) were a committee against discrimination, not poverty."

There is, in short, a feeling among Denver fair housing people that NCDH is attempting to impose a pre-fabricated program on that city, a program that fails to take into account Denver's special weaknesses and virtues. This kind of reaction seems inevitable when one considers that nobody from NCDH has stayed in Denver for more than 48 hours at a stretch. A series of whirlwind visits from the East may inspire more irritation than confidence.

If NCDH is to convert the Denvers of America to a national strategy, it will have to make a greater commitment to each target-city; and NCDH representatives will have to stay in these cities long enough to get an accurate feel for their problems. This might mean, eventually, the setting up of local field service operations. As for now, it certainly means lengthening NCDH visits to two weeks instead of the usual one or two days. And that, of course, would require a larger staff.

Despite this rather gloomy national picture, one can detect at least two rays of hope. The first is "Operation Open City," a program which NCDH helped to begin in New York City and eventually turned over to the Urban League. This is a "matching" program, in which available housing in white neighborhoods is matched with Negro families living in the ghettos. One of its potential advantages is that it can focus on lower-middle class white neighborhoods -- the neighborhoods to which Negroes are most likely to move (from an economic standpoint) and which have, up to now, been all but ignored by integrationists.

In "Operation Open City" Negro families sign up for housing outside the ghetto, indicating the kind of space they need and the approximate rent they can afford to pay. The staff not only helps these families find suitable housing but also tries to smooth their way. For example,

a member of the staff might talk to a dubious landlord or solicit support from friendly tenants in the building. (And if the landlord balks, the staff may help the family seek redress through the courts.)

In its first two years "Operation Open City" placed about 175 Negro families in white neighborhoods throughout the city. This is hardly a startling figure, but it is a beginning. Besides, it represents a genuine effort on the part of white residents to work closely with residents of the inner city.

NCDH correctly sees this sort of cooperation as one key to future desegregation. That is why its projected national fair housing center postulates a membership made up of regional or metropolitan fair housing groups -- that is, federations of ghetto-dwellers and suburbanites. There already exist a number of such fair housing coalitions -- notably in Boston, New York City and Los Angeles -- but at this stage their impetus derives mainly from the white communities, not from the Negro ghettos. NCDH would like to see this reversed.

Thanks in part to NCDH's Capahosic Conference on "Operation Open City," similar programs are being organized in at least a dozen other cities. This is hopeful. Simple as the program sounds, it goes beyond anything most white fair housing groups have heretofore envisioned.

The other ray of hope is the increase of "stay-put" neighborhoods -- that is, of integrated neighborhoods located, as a rule, on the fringe of all-Negro neighborhoods. The whites in these stay-put areas have determined not to run, thus converting a classic threat of engulfment into authentic neighborhood integration. Nobody knows how many such neighborhoods there are, but my guess would be about 400. I find at least one in every city I visit -- Park Hill in Denver, Riverside Terrace in Houston, Kenwood in Minneapolis and Marynook in Chicago, to name a few.

These neighborhoods have proved the absurdity of panic as a response to integration, and they have developed a variety of techniques to assure stabilization -- including the establishment of real estate offices to fend off block-busters and attract white buyers.

America's stay-put neighborhoods at present are the only groups directly at war with galloping segregation. In many cases their fight is slightly reminiscent of Corregidor, as time and attrition take their toll. These neighborhoods need help to stay integrated, and NCDH is not giving them much. Significantly, a national newsletter directed at embattled stay-put neighborhoods is now being published by a Marynook resident in Chicago.

"We need to convince Negroes to move into other neighborhoods besides the ones already integrated," says the publisher of this newsletter. "We need to develop ideas and exchange them with each other. We need to save our neighborhoods." It seems unarguable that these are real needs to which NCDH should respond.

In sum, then, NCDH's relationship with grassroots fair housing groups is still fluid. There appears to be a conflict between national strategy, as NCDH conceives it, and local needs. This conflict is not irreconcilable, but to date it has not been reconciled.

That is NCDH's major problem. In the final analysis, NCDH needs these groups as much as they need NCDH. Their support, along with that of other civil rights groups, will give NCDH the muscle it requires to move the establishment in Washington. Besides, integration is too important a matter to be left entirely to the professional integrationists.

# # #

NCDH
PUBLICATIONS

PUBLICATIONS

NCDH maintains a wide range of low cost, factual materials dealing with various aspects of housing discrimination and efforts to achieve integrated communities. The following items are available in quantity except as noted otherwise.

Trends in Housing

Only national publication devoted exclusively to the housing-civil rights field. Feature stories and factual reports cover significant government and community programs; open occupancy developments; legal action; and fair housing legislation. Monthly. Subscription $2 per year.

Single copies, 25¢; 25 or more, 20¢ each. Prices for larger quantities on request.

Fair Housing Handbook

A practical "how-to" manual for local fair housing committees. Suggests guidelines for organizing a local committee, creating and maintaining integrated neighborhoods and preventing community tension. Includes background material on race and housing and religious statements supporting open occupancy. Published by NCDH and American Friends Service Committee. 48 pp.

Single copy, 50¢; 100 or more, 35¢ each. Add 20¢ each if requesting 1st class mail.

NCDH Literature Kit

Kit of selected materials from items listed herein and including new pieces as they become available.

One Kit, $1.00.

BACKGROUND AND GENERAL MATERIAL

A1—The Housing Problem and the Negro, by Charles Abrams (1966)

The noted housing expert and past president of NCDH analyzes the underlying weaknesses of the current Federal approach to problems created by the nation's racial ghettos, and exposes five fictions which influence Federal housing policy. Reprinted from **Daedalus.** 14 pp.

Single copy, 25¢; $15 per 100.

A2—Equality and Beyond, by George and Eunice Grier (1966)

Examines the social and economic costs and dangers of ghetto-housing patterns and proposes a program to harness public and private resources to break up the American city ghettos. Reprinted from **Daedalus.** 29 pp.

Single copy, 25¢; $15 per 100.

A3—Residential Segregation, by Karl E. Taueber (1965)

A study of residential segregation in 207 American cities. Finds discrimination is a stronger cause of segregation than choice or poverty. Reprinted from **Scientific American.** 9 pp.

Single copy, 25¢; $15 per 100.

A4—Residence and Race (1961)

A digest of Davis McEntire's final report of the Commission on Race and Housing's three-year study of residential discrimination in the U. S. Includes a short description of each of the six volumes in the Commission series. Reprinted from **Trends in Housing.** One page.

Single copy, 5¢; $3.50 per 100.

A5—Homes and Community (1961)

A handbook about race and housing which includes the basic facts for a speech, an article, planning a community program, or talking with an acquaintance about the soundness of integrated housing. Published by the American Friends Service Committee.

Single copy, 10¢; larger quantities available from AFSC, 160 N. 15th St., Philadelphia, Penna. 19102.

A6—Freedom of Residence (1963)

Includes articles on open occupancy and a case study of fair housing efforts in one community. Special issue of **Social Action,** publication of the United Church of Christ. 36 pp.

Single copies only, 25¢ each.

FEDERAL HOUSING ACTIVITIES

B1—Executive Order No. 11063, Equal Opportunity in Housing (1962)

An analysis of the Executive Order by NCDH General Counsel, Joseph B. Robison. Includes text of the Order. 24 pp.

Single copy, 15¢; $10 per 100.

B1a—Digest of above analysis reprinted from Trends in Housing. One page.

Single copy, 5¢; $3.50 per 100.

B2—NCDH Statement and Recommendations on Executive Order No. 11063 Prohibiting Discrimination in Federally-Assisted Housing (1964)

The case for expanding the Housing Order to cover the conventional mortgage lending market and all pre-Order housing. Mimeo. 6 pp.

Single copy, 10¢.

B3—The Executive Order on Housing and Conventional Financing, by Martin E. Sloane (1965)

A legal analysis of the President's authority to extend the Housing Order to cover federally-supervised mortgage lending institutions. Mimeo. 29 pp.

Single copy, 25¢.

B4—Metropolitan Housing Desegregation (1966)

Documents the case for affirmative action to end and prevent segregation in private housing under Title VI of the Civil Rights Act of 1964. Published by the Potomac Institute. 35 pp.

Single copy, 50¢; larger quantity available from the Institute, 1501 Eighteenth St., N.W., Washington, D. C. 20036.

B5—The Federal Dollar and Nondiscrimination (1965)

A guide for community action under Title VI of the Civil Rights Act of 1964. Explains coverage, how the law works, complaint mechanism. Also tells how to survey local programs to see if they are benefited by Federal funds and how to check them for compliance. Published by Potomac Institute. 19 pp.

Single copy only, no charge.

B6—Urban Renewal Planning for Balanced Communities, by Edward Rutledge and William R. Valentine (1961; 1965)

Proposes a plan for using urban renewal to build economically and racially integrated communities without wholesale displacement of families in the renewal area. Reprinted from the **Journal of Intergroup Relations,** Winter 1961. 12 pp.

Single copy, 25¢; $15 per 100.

B7—Citizens Action for Housing and Renewal (1964)

Published by the United Steelworkers of America, this pamphlet outlines specific ways the average citizen can participate in urban renewal programs from the early planning stages.

Single copy, 25¢.

B8—Statement of Principles to Effect Integration in Public Housing (1961)

Recommendations of the NYS Committee on Discrimination in Housing. Proposed program could be adapted to any section of the country. Mimeo. 4 pp.

Single copy, no charge.

PROPERTY VALUES AND RACE

C1—Residential Integration and Property Values, by Erdman Palmore and John Howe (1962)

Study of nine stable, integrated neighborhoods in Connecticut. Found values increased generally, low degree of Negro influx, average turnover rates. Reprinted from **Social Problems.** 4 pp.

Single copy, 5¢; $3.50 per 100.

C2—Race Irrelevant to Values (1960)

A digest of Property Values and Race, by Luigi Laurenti, one of the Commission on Race and Housing series. A scientific five-year comparative study of 10,000 real estate transactions in seven American cities. Reprinted from **Trends in Housing.** One page with "Interracial Housing Works."

Single copy, 5¢; $3.50 per 100.

Enclosed find $_____for the publications indicated below.
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INTEGRATED NEIGHBORHOODS

D1—The Fair Housing Committee—Need for a New Perspective, by George B. Nesbitt and Elfriede Hoeber (1965)

A challenge to the fair housing movement to go beyond its middle-class orientation to encompass the upwardly-mobile family of modest income. Reprinted from **Land Economics** (Univ. of Wisc. Press), May, 1965. 14 pp.

Single copy, 25¢; $15 per 100.

D2—Operation Open City (1965)

A report on an NCDH initiated project aimed at accelerating dispersion of nonwhite families from the ghetto into the community-at-large. Describes in detail the program activities. Includes suggested guidelines for similar projects in other communities. 48 pp.

Single copy, 50¢; 100 or more, 35¢ each.

D3—The 1965 Capahosic Housing Conference

Examines community action programs aimed at achieving integration in housing and suggests approaches for speeding up the movement of Negroes and other minorities into all sections of cities and suburbs. 24 pp.

Single copy, 50¢; 100 or more, 35¢ each.

D4—Market Area Agreements, by Edward Rutledge and William R. Valentine (1961; 1965)

Description of a plan which offers the opportunity for members of the housing industry to join together in a positive program to open the housing market. An excellent project for fair housing groups to promote. Reprinted from the **Journal of Intergroup Relations,** Summer, 1961. 11 pp.

Single copy, 25¢; $15 per 100.

D5—How Eichler Sells Open Occupancy With No Fuss (1964)

California's big builder Edward Eichler talks candidly about his firm's open occupancy sales policy —its successes and its problems. Reprinted from **House and Home,** McGraw-Hill publication for the building industry. 5 pp.

Single copy, 10¢; $7.50 per 100.

D6—We Moved to an Integrated Neighborhood, by Lois Mark Stalvey (1963)

A white housewife tells why she and her family moved to a racially-mixed community, the reactions they encountered before moving in, and their experiences afterward. Reprinted from the **Philadelphia Bulletin Magazine.**

Single copy, 5¢; $3.50 per 100.

D7—What Integrated Housing Is All About (1963)

Lists stock objections to open housing and provides the answers. Reprinted from **Community.** 4 pp.

Single copy, 10¢; $7 per 100.

D8—Crisis On Elm Street (1964)

Suggests concrete steps individuals can take to build integrated communities. Published by the National Council of the Episcopal Church.

Single copy, 50¢; for larger quantities, write the publisher at 815 Second Avenue, New York, N. Y. 10017.

LEGISLATION AND REFERENDA

E1—Fair Housing Statutes and Ordinances (1965)

An NCDH report on fair housing legislation including digests of state laws, a list of cities with fair housing ordinances, state and city measures prohibiting panic peddling and anti-fair housing referenda action. Prepared as of Oct. 1, 1965. 9 pp.

Single copy, 25¢; $15 per 100.

E2—How the Fair Housing Laws Are Working

A survey of the operation of fair housing laws in 15 cities and states. Includes complaint statistics, digest of the laws, population and segregation index figures and conclusions. **Trends in Housing.** Nov.-Dec., 1965 issue.

Single copy, 35¢; quantities of 25 or more, 25¢ each. Prices for larger quantities on request.

E3—Ghettos, Property Rights and Myths, by Joseph B. Robison (1964)

Traces the historic legal regulation of the use and disposition of private property and cites precedents supporting fair housing legislation. Written for laymen. Reprinted from **Frontier Magazine.** 4 pp.

Single copy, 10¢; $7.50 per 100.

E4—Threat to the Great Society: Anti-Fair Housing Referenda, by Edward Rutledge (1965)

Examines the referendum drives led by real estate boards to wipe out fair housing legislation. Includes an in-depth analysis of the 1964 California campaign for Proposition 14. Reprinted from the **Journal of Intergroup Relations,** Fall 1965. 19 pp.

Single copy, 35¢; $25 per 100.

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To help support NCDH's work for equal opportunity in housing my TAX DEDUCTIBLE contribution of $_____ is enclosed. (Persons who contribute $10 or more per year receive an annual subscription to **Trends.**)

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The National Committee Against Discrimination in Housing (NCDH) is a nonprofit agency working to achieve conditions in which every American family secures a decent home in an integrated living environment. An affiliation of 41 major religious, civil rights, labor and civic organizations, NCDH is the national clearinghouse for information, counsel and technical assistance in the housing civil rights field. Its Center for Fair Housing provides a wide variety of services for more than 1,000 local fair housing committees and other community groups over the United States. NCDH seeks your support of this important work.

NCDH

The National Committee Against Discrimination in Housing is a non-profit public interest organization working to achieve conditions in which every American family secures a decent home in an integrated living environment.

NCDH believes that rebirth of the nation's cities and solution to the crucial problem of urban slums and racial ghettos require: 1) equality of opportunity in the total housing supply; 2) massive additions to the supply of low- and moderate-income housing, dispersed throughout the cities and their suburbs; and 3) effective social programs while breaking up the racial ghettos to change the conditions of life of the people who live in them.

If any one of these three elements is lacking or is weak, the crisis of urban America will deepen as the ghettos continue expanding and intergroup tensions become increasingly explosive.

Formed in 1950, NCDH is an affiliation of 41 major religious, civil rights, labor and civic organizations. It serves as the national clearing house for information, counsel and technical guidance on the civil rights aspects of housing.

NCDH's work is beamed toward every segment of society. With the support of member agencies, philanthropic foundations and friends, it carries on five basic program operations:

Servicing government agencies, builders, realtors, member organizations and all other groups and individuals striving to break up the pattern of racial segregation. The NCDH Center for Fair Housing, a special program operation, offers direct field counseling and a wide variety of professional services for more than 1,000 voluntary fair housing groups and other local community organizations over the country.

Consultation and technical assistance are provided to employers whose recruitment programs are hampered by housing barriers faced by non-white employees; to planning bodies, urban renewal and other housing agencies, and to private redevelopers and builders; to government agencies administering anti-discrimination laws; to school boards and other educational institutions; and to member agencies and their local affiliates. The NCDH Legal Committee, composed of outstanding constitutional lawyers, provides a free consultative service for organizations and leaders.

Conferences are held on a national, regional and local basis, bringing together professionals and volunteers, and involving experts in civil rights, government, industry, labor, education and religion. These conferences have set the pattern for local and national attacks on discrimination and segregation in housing, and have resulted in the publication of valuable guidelines for community programs.

New approaches and techniques for achieving integration in housing and related areas are constantly explored and developed by NCDH. New York's pioneering "Operation Open City," a local fair housing program aimed at accelerating the dispersion of non-white families, was initiated by NCDH and transferred as an on-going program to the Urban League of Greater New York. A current pilot project now being carried forward as part of the War on Poverty is developing programs specifically designed to expand housing opportunities throughout metropolitan areas for low-income families. Other scheduled projects will relate housing programs to school desegregation and to expanded employment and job training opportunities.

Fact-finding and publication include the preparation, interpretation and distribution of accurate and current information in the field. *TRENDS IN HOUSING,* the NCDH periodical, is the only national publication devoted exclusively to the housing/intergroup relations field, and is widely used as a standard resource. Other publications and materials distributed include *FAIR HOUSING HANDBOOK,* a working manual for local fair housing groups published jointly by NCDH and the American Friends Service Committee; special surveys and reports on the effect of fair housing legislation, open occupancy campaigns, property values, blockbusting, anti-fair housing referenda, and significant reprints of the literature in the field.

The job of NCDH is to continue, improve and expand its role as stimulant, catalytic agent and clearing house in the housing/civil rights field; its search for new methods and more effective techniques for leveling the walls of segregated neighborhoods; its multi-pronged effort to inform and mobilize public opinion in support of programs and activities to build an integrated society. NCDH invites the support of all thoughtful and concerned citizens. Contributions are deductible for income tax purposes.

MEMBER ORGANIZATIONS

Amalgamated Clothing Workers of America, AFL-CIO
American Baptist Convention, Division of Christian Social Concern
American Civil Liberties Union
American Council on Human Rights
American Ethical Union
American Friends Service Committee
American Jewish Committee
American Jewish Congress
American Newspaper Guild, AFL-CIO
American Veterans Committee
Americans For Democratic Action
Anti-Defamation League of B'nai B'rith
Brotherhood of Sleeping Car Porters, AFL-CIO/CLC
Commonwealth of Puerto Rico, Department of Labor, Migration Division
Congress of Racial Equality —CORE
Cooperative League of The USA
Friendship House
Industrial Union Department, AFL-CIO
International Ladies' Garment Workers' Union, AFL-CIO
International Union of Electrical, Radio and Machine Workers, AFL-CIO
Jewish Labor Committee
League For Industrial Democracy
The Methodist Church, Woman's Division of Christian Service
NAACP Legal Defense and Educational Fund, Inc.
National Association For The Advancement of Colored People—NAACP
National Association of Housing Cooperatives
National Association of Negro Business and Professional Women's Clubs
National Catholic Conference For Interracial Justice
National Community Relations Advisory Council
National Council of Churches of Christ, Department of Racial and Cultural Relations
National Council of Jewish Women
National Council of Negro Women
National Urban League
Protestant Episcopal Church, Department of Christian Social Relations
Union of American Hebrew Congregations, Commission On Social Action
Unitarian Fellowship For Social Justice
Unitarian Universalist Association, Department of Social Responsibility
United Auto Workers of America, AFL-CIO
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BILL OF PARTICULARS SUBMITTED BY THE NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING RESPECTING THE POLICIES AND PROGRAMS OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND OTHER RELATED FEDERAL AGENCIES

CHARGE I: The programs and operations of the Department of Housing and Urban Development in the area of civil rights and equal opportunity are not based on a policy of affirmative action designed to bring about desegregation of the racially impacted ghettos, and to affirmatively advance patterns of racial and economic integration.

RECOMMENDATION: The Secretary of HUD should issue a public policy statement to the heads of all operating agencies and all public and private bodies that are benefited by Federal Governmental activities, directly or indirectly, declaring it to be the intent of the Department to administer all programs affirmatively, to secure compliance with the laws, orders, and constitutional provisions requiring nondiscrimination in all Federally assisted programs.

The statement should make clear that the heads of each agency, and the Regional Adminstrators, will be held responsible for the implementation of the Department's policy of affirmative action throughout their program efforts. The statement should assign to them responsibilities for developing and operating policies and programs to accelerate agency compliance. Appropriate records and documentation should be maintained by each agency, and regular progress reports should be sent to the Office of the Secretary.

CHARGE II: We believe that HUD's present efforts in the areas of intergroup relations, civil rights, and equal opportunity are administratively unworkable, self-defeating, ineffectual, and understaffed; and we believe that compliance efforts have low priority in the Department's budgeting and programming operations.

RECOMMENDATION: The Secretary of HUD should establish within the Department a Division of Civil Rights, headed by a Special Assistant, responsible directly to the Secretary. The Division should combine and extend the functions and responsibilities now shared by the Office of Intergroup Relations and by the Office of Economic Opportunity Standards and Regulations. These offices should now become bureaus within a unified Division of Civil Rights.

The purview of the Division should extend to all questions of equal opportunity in housing and employment, to all matters of intergroup relations, and, most significantly, to all questions of enforcement and compliance.

RECOMMENDATION: The Division should be located in the Office of the Secretary, and provided with sufficient staff in Washington and in the regional and local offices, to effectively and affirmatively implement existing laws, ordinances, and constitutional requirements mandating equal opportunity in housing and related programs.

The Division's staff in the regional offices should function as auditors, surveying and evaluating all HUD programs in the region. The Division's staff must be given the power to review all projects processed by HUD and its constituent agencies in the region. No action contrary to their recommendation should be taken by Regional Administrators without the express approval of the Special Assistant for Civil Rights, and of the Secretary of the Department.

CHARGE III: The Department of Housing and Urban Development, from its central office to its regional and local offices, is replete with officials who are out of sympathy with the nondiscrimination policy and objectives of the Administration, and who are unwilling to implement the responsibilities imposed upon them by Executive Order 11063 and Title VI of the Civil Rights Act of 1964.

RECOMMENDATION: Fire them.

CHARGE IV: The Department of Housing and Urban Development continues to approve the construction of public housing projects on sites and in areas which reinforce and perpetuate segregated living patterns.

RECOMMENDATION: The Department of Housing and Urban Development should promulgate criteria for selecting sites for public housing that will lead to racial integration in all projects. The Department should offer the services of the Division of Civil Rights to any municipality or agency planning public housing projects so that appropriate sites can be selected. The Bureau of Compliance and Enforcement of the Division of Civil Rights, through its field staff, should have full authority to withhold approval of any site which, in its opinion, will result in extending the area of racially segregated housing patterns.

CHARGE V: Contrary to Executive Order 11063, the Public Housing Administration has taken no action to desegregate existing public housing projects.

RECOMMENDATION: HUD should require every local Public Housing Authority to work with the regional representatives of the Division of Civil Rights in developing and executing plans for the desegregation of all presently segregated public housing projects in the United States. Approval of additional public housing units should be conditioned on the local public housing authority's implementation of its desegregation plans, as determined by the Division of Civil Rights.

CHARGE VI: Urban renewal programs throughout the United States have, in the main, violated the rights of Negro Americans and other racial minorities by forcing their upheaval and continuous relocation in racially segregated areas in accommodation of local community prejudices.

RECOMMENDATION: In line with the policy of affirmative action, no urban renewal grants for planning or program should issue to communities that fail to come up with an overall plan for the desegregation of existing racial concentrations. An eighth element should be added to the Workable Program for Community Improvement to require all communities seeking Federal funds for urban renewal and related purposes to develop plans for the desegregation of the community's total housing supply.

Secondly, no grants under the urban renewal program should be given to communities whose Citizens Advisory Committees, are not representative of all racial, ethnic, and income groups in the population. HUD should require that these committees be involved in drawing up the community-wide desegregation plans, in the selection of urban renewal sites, and in the planning of the city-wide urban renewal program.

Third, Local Public Bodies and Community Renewal Programs should not be permitted, through a policy of omission, to fail to plan for the development of a substantial supply of low and moderate cost housing units to meet the demand for such housing represented by the poor and low income groups of our population.

CHARGE VII: Loans and grants under the Community Facilities and related programs have been made, and continue to be made, to communities which have used these funds to perpetuate and extend a policy of racial and economic exclusion, fastening even more tightly the so-called white noose surrounding the black necks of our central cities.

RECOMMENDATION: All applicants for public facility loans and planning advances for sewer, water, highway, and related purposes should be required to provide formal assurance of nondiscrimination in the use of Federal funds. Additionally, applicants should be required to demonstrate that these funds will be used to further the community's overall plan for desegregation, discussed above.

With respect to many of these programs, a major matter of concern is the effectuation of nondiscrimination, and affirmative action to ensure it, in the employment opportunities generated by public facilities programs. The Division of Civil Rights of HUD should develop reporting and inspection procedures for the effective implementation of Executive Order 11426, mandating equal opportunity in employment in all Federally assisted building programs.

CHARGE VIII: The implementation of Section 102 of Executive Order 11063, calling for use of the agency's "good offices", has been aborted. No agency within HUD or its predecessor has met its responsibilities to use its "good offices" to bring about a desegregation of housing programs effected by Federal action in compliance with the letter and spirit of Executive Order 11063. In particular, the Federal Housing Administration has never invoked Section 102 of the Executive Order 11063 to affirmatively seek the desegregation of the millions of units of rental and sales housing under its jurisdiction.

RECOMMENDATION: The Department of Housing and Urban Development should use the facilities, experiences, and good offices of the Division of Civil Rights in effecting voluntary compliance with the Federal policy of nondiscrimination in the use of Federal funds. Affirmative action by the Federal Housing Administration in desegregating rental and sales housing and apartments under the 608 Program whould provide more moderate cost units in one year's time for Negro Americans and Mexican-Americans than the entire Rent Supplemental Program.

Additionally, every effort should be made to inform communities, developers, and local housing and renewal officials, thrcughpublic meetings and forums, of the Department's policy of effecting voluntary affirmative action, wherever possible, in securing equal opportunity in housing, as provided by Section 102 of Executive Order 11063.

CHARGE IX: Almost immediately upon the signing of Executive Order 11063, the Federal Housing Administration issued regulations arbitrarily exempting one and two family owned homes from complying with the requirements of the Executive Order.

RECOMMENDATION: These regulations should be revoked immediately, and all FHA-insured units made subjects to Executive Order 11063.

CHARGE X: In the absence of a clearly announced policy of affirmative action, the Federal Housing Administration awaits complaints by homeseekers before investigating the actions of local builders and developers in the area of equal opportunity in housing. Additionally, the Federal Housing Administration approves developments without requiring affirmative commitments for open occupancy by the sponsoring organizations and individuals.

RECOMMENDATION: In carrying out a policy of affirmative action, the Federal Housing Administration should seek out and initiate complaints against builders and developers whose construction, sales, and advertising policies discriminate against Negroes and other racial and ethnic minority groups.

RECOMMENDATION: (cont'd.)

All Builders and developers using the facilities of the FHA should be required to pledge an affirmative commitment to open occupancy before receiving FHA mortgage approval; further, all builders and developers should be required to file regular and detailed reports, in duplicate -- local FHA office and the Washington office -- by race and color, assessing their efforts at compliance.

CHARGE XI:

The Department of Housing and Urban Development continues to approve grants and loans to municipalities under a variety of programs in areas where equality of opportunity in housing has been denied by law or constitutional amendment to Negroes, Mexican-Americans, or others of racial or ethnic minorities.

RECOMMENDATION:

The Department of Housing and Urban Development should take appropriate steps to inform localities in which equality of opportunity in housing is legally denied to Negroes and other minority groups of its intent to comply affirmatively with Title VI of the Civil Rights Act of 1964 in withholding Federal funds and preventing the growth of racially segregated living patterns in local communities.

CHARGE XII:

The President's Committee on Equal Opportunity in Housing has not fulfilled its purpose in achieving the goals of Executive Order 11063. Its recommendations to extend the Executive Order have been rejected by the Administration. It has been grossly understaffed and under-budgeted. It is top-heavy with governmental agency representation. It has been ineffectual in exercising any control or review power over Federal housing, urban renewal, and financing activities. In fact, it has been ignored by the agencies responsible for these programs.

RECOMMENDATION:

The Committee should either be abolished, or reconstituted as an independent committee, composed only of public members with power to review and issue regulations, or strengthened and given the prestige the former President's Committee on Equal Opportunity in Employment enjoyed when President Johnson (then Vice President Johnson) was Chairman of that Committee.

CHARGE XIII: Federal Administrative Agencies participating, directly or indirectly, in mortgage or home financing programs continue to contravene the national goals of the Administration by restricting the housing opportunities of Negro Americans and other minority families. These agencies, including the Home Loan Bank Board, Federal Reserve Board, Federal Deposit Insurance Corporation, Federal Savings and Loan Corporation, and the Office of the Comptroller of Currency, have failed to use their good offices to promote among their member lending and financing institutions, affirmative programs to eliminate discriminatory policies and practices.

RECOMMENDATION: Federal agencies administering programs affecting lending and financing institutions should be directed to coordinate their policies and operations with those of the Department of Housing and Urban Development and its constituent agencies to promote affirmative programs, and to advance equal occupancy in housing.

These agencies should be directed to use their "good offices" to promote and encourage among their member institutions, programs and practices to eliminate discrimination in lending and mortgage financing activities.

CHARGE XIV: Federal agencies administering programs resulting in housing dislocation fail to assist nonwhite relocatees in finding housing accommodations that are free from racial restrictions.

Nonwhites displaced by urban renewal and highway construction activities, and by site acquisition, Open Space, and Community Facilities, and other Federally assisted programs, are forced to relocate in racially impacted ghettoes contrary to Title VI of the Civil Rights Act of 1964.

RECOMMENDATION: Administrators of Federal programs involving housing displacement should be directed to guarantee every displaced family a free and unrestricted choice of housing accommodation.

Where housing displacement involves the interplay of a number of Federal programs, the respective agencies should jointly designate a coordinator who shall issue comprehensive regulations requiring the affected community or metropolitan area to furnish an overall plan showing how the combination of projects will mutually contribute to the elimination of area-wide patterns of residential segregation.

CHARGE XV: The Department of Health, Education, and Welfare is now engaged in an investigation of racial and religious bias in the employment patterns of private insurance companies which benefit from involvement in Medicare and other Federal programs. The Department of Housing and Urban Development has failed, however, to initiate a similar investigation of the widespread discriminatory housing and mortgage finance policies and activities of these same companies.

RECOMMENDATION: The Division of Civil Rights of HUD should undertake a comprehensive investigation of all housing programs and policies of insurance companies which benefit by participation in other Federal programs, and, in addition, should develop affirmative compliance programs designed to maximize housing and mortgage finance opportunities for Negro American and other minority groups.

CHARGE XVI: Metropolitan and regional bodies receiving Federal grants under a variety of programs for the planning and coordination of area-wide efforts in mass transportation, water conservation, waste disposal, air pollution, and Open Space, are not required to develop comprehensive plans for eliminating community-wide patterns of segregation.

RECOMMENDATIONS: Metropolitan and regional planning bodies should be required to draw up comprehensive plans for eliminating and preventing area-wide patterns of residential segregation. The facilities of the Division of Civil Rights and the Office of Planning, Standards, and Coordination should be made available to regional and metropolitan planning bodies desiring assistance in planning the desegregation of their total housing supply.

CHARGE XVII: The Department of Justice has failed to initiate legal proceedings, as authorized under Section 102 of Executive Order 11063, to facilitate the desegregation of Federally aided housing, and assure the achievement of the objectives of the Executive Order. Moreover, it has taken a narrow constitutional position in advising the President respecting the reach of his executive powers that is contrary to the views and recommendations of leading civil rights and constitutional lawyers throughout the country.

RECOMMENDATION: The Department of Justice should begin to make some efforts to keep pace with the President's fundamental objectives.

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In summary, it is the judgment of the National Committee Against Discrimination in Housing that the Secretary of the Department of Housing and Urban Development and the administrators of other Federal agencies whose programs affect housing, do in fact, possess sufficient authority to carry out an affirmative action program consistent with the letter and spirit of the President's statement of June 4, 1964 at Howard University and other subsequent messages.

What is required, however, is a strong and forceful statement and directive by President Lyndon B. Johnson which publicly assures the Secretary and other Federal agency administrators that the goal of equal housing opportunity so frequently enunciated by him, must be achieved and that he expects that the members of his Administration will pursue this goal vigorously with affirmatively orientated programs and policies.

10-10
SRB

Thoughts on the ~~Urban Planning Project~~
Work Outline

I don't feel I have enough background to make recommendations on new housing legislation -- except for a national open housing law. I feel the Federal programs are comprehensive. So, I think I would rather get out this booklet explaining the Federal programs (and other programs) and let that show any areas of need.

Also, I think I'll incorporate the constant vigil idea in the booklet, too. Ed Stanfield suggested a study of the loopholes in HUD administration of programs. I thought Sam Adams was going to do a study of that kind. I think the Atlanta Council on Human Relations does a good job of watching housing policies. I'd like to publicize their example in my booklet.

I've finished familiarizing myself with Federal programs. I need to do a little more study of local public and private housing efforts. I'm getting the booklet in outline form now. I hope I can get it written before too long.

CONSTITUTION OF THE NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING

ARTICLE I - NAME

The name of this organization shall be the National Committee Against Discrimination in Housing.

ARTICLE II - PURPOSES

The objects, purposes, and powers of this Committee shall be as follows:

(1) The objects and purposes of the Committee shall be exclusively charitable, scientific and educational within the meaning of section 501(c)(3) of the United States Internal Revenue Code of 1954, as the same may be amended, and shall be limited exclusively to the following objects and purposes: To eliminate prejudice and discrimination, to lessen neighborhood tensions, to defend human and civil rights secured by law, and in furtherance of these purposes:

(a) To conduct factual investigations and research on the nature, causes, extent and effects of racial and religious discrimination in housing; the means of eliminating prejudice and discrimination in housing; and the effects on the community of differing occupancy patterns in housing.

(b) To publish and distribute to the public the results of such investigations and research for the purposes of creating positive and constructive concepts of religious and racial equality and harmony with respect to housing in the United States.

(c) To devise and make available to the general public educational programs based upon the results of such investigation and research.

(2) In furtherance of its exclusively charitable, scientific and educational objectives and purposes set out in paragraph (1) of this Article, but not for any other object or purpose, the Committee may exercise the following powers:

(a) To solicit, accept, receive, hold and administer funds exclusively for the aforesaid objects and purposes and to that end, to take and receive by bequest, devise, gift or benefit of trust (but not as trustee of any trust), and to purchase or lease any property, real or personal, tangible or intangible, wheresoever located and without limitation as to amount or value, and to borrow money;

(b) To hold, sell, convey and dispose of any properties so received, purchased or otherwise acquired, and invest and reinvest the principal therefrom, add such income to principal, and deal with, use, expend, convey, donate, assign or otherwise transfer the property of the Committee, whether principal or income, for the objects and purposes set out in paragraph (1) of this Article;

(c) To do everything and anything reasonably and lawfully necessary, proper, suitable or convenient to achieve any or all of the objects and purposes set out in paragraph (1) of this Article; provided, however, that the Committee may not exercise any power either expressed or implied in such manner as to disqualify the Committee as an exempt organization under section 501(c)(3) of the Internal Revenue Code of 1954 as the same may be amended from time to time.

(3) It is the intention of this Committee to qualify and remain qualified as an exempt organization under section 501 (c)(3) of the United States Internal Revenue Code of 1954 as the same may be amended from time to time. Accordingly:

(a) The Committee shall not be conducted or operated for profit and no part of the net earnings of the Committee shall inure to the benefit of any member or individual.

(b) No part of the net earnings, property or assets of the Committee shall be used other than for the objects and purposes set out in paragraph (1) of this Article;

(c) No substantial part of the activities of the Committee shall consist of carrying on propaganda, or otherwise attempting, to influence legislation; nor shall the Committee participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of any candidate for public office.

ARTICLE III - MEMBERSHIP

(1) Membership in the Committee shall be open to any bona fide national or regional organization which will support the purposes stated in Article II.

(2) Applications for membership shall be acted upon by the Board of Directors.

(3) If a majority of the Board of Directors approve the application, the applicant shall be admitted to membership.

ARTICLE IV - BOARD OF DIRECTORS

(1) The Committee shall act through its Board of Directors and meetings of the Board shall be meetings of the Committee.

(2) (a) Each member organization shall designate one representative who shall be a Director.

(b) Neither any Director designated by a member nor the Board of Directors shall have power to bind, obligate or commit any member organization.

(3) The Board of Directors, by a majority vote, may elect Directors-at-Large up to one-half the number of Directors designated by the member organizations. Such Directors shall serve until the next annual meeting of the Committee.

(4) Each Director shall be entitled to one vote.

(5) All Directors designated by a member organization shall retain office at the pleasure of that member which member shall have the exclusive power to designate a new Director to fill a vacancy created on the Board when its representative resigns or severs connection with the Board for whatever reason.

ARTICLE V - OFFICERS

(1) The officers of the Committee shall be:

President
Chairman of the Board
Chairman and Vice Chairman of the Executive Committee
3 - 8 Vice Presidents
Secretary
Treasurer
General Counsel
Executive Director
Associate Executive Director

(2) The President shall be the principal officer of the Committee and shall preside at the annual meeting of the Committee.

(3) The Chairman of the Board shall chair all regular meetings of the Board of Directors, except the annual meeting at which the President shall preside.

(4) The Chairman of the Executive Committee shall preside at all meetings of the Executive Committee, and in his absence the Vice Chairman shall preside in his stead.

(5) One of the Vice Presidents shall act in the absence of the President as designated by the President, and each Vice President shall accept responsibility for the implementation of the National Committee's program in a geographic area of the United States designated by the Board.

(6) The Secretary shall have responsibility for the recordation and preservation of the minutes of the Board and Executive Committee and of all other records of the National Committee.

(7) The Treasurer shall have responsibility for all financial records of the National Committee, shall make quarterly reports (oral and written to the Board) of the financial status of the National Committee and shall announce at the annual meeting the names of all member organizations delinquent in dues for one year or more.

(8) The General Counsel shall serve as legal advisor to the National Committee and, with the assistance of the Chairman and members of the National Legal Committee, shall provide and arrange for all legal services helpful or needed by the National Committee in the pursuit of its fair housing objectives, or in protecting or furthering the interest of the National Committee as an organizational entity.

(9) The Executive Director shall be the chief executive officer of the National Committee and shall be responsible for the execution of programs of the Committee as devised by the Board and for the overall direction of the staff in accord with the policy of the Board.

(10) The Associate Executive Director shall be the associate chief executive of the National Committee and shall perform whatever duties are assigned by the Executive Director and/or the National Committee and have overall responsibility for program and staff direction in case of the disability or the prolonged absence of the Executive Director.

(11) (a) The Executive Director and Associate Executive Director shall be designated by majority vote of the Directors.

(b) The Executive Director and Associate Executive Director shall receive such compensation as the Board of Directors shall fix, perform such duties as may be assigned by the Board of Directors.

(c) The Executive Director and Associate Executive Director shall be entitled to one vote at meetings of the Directors.

(12) All the officers except the Executive Director and Associate Executive Director shall: (a) be Directors ex officio; (b) serve without compensation; (c) be elected at the annual meeting of the Committee; and (d) serve until the next annual meeting, or until their successors have been elected.

(13) (a) Any vacancy in an office shall be filled by a vote of the Directors at their next meeting after the vacancy has occurred.

(b) Pending the election to fill a vacancy other than that of the President, the President may designate a person to act in such vacant office.

ARTICLE VI - MEETINGS

(1) (a) There shall be four regular meetings of the Board of Directors during each year. One of these four regular meetings shall be the Annual Meeting which shall be held on the first Tuesday in October, unless the Executive Committee shall for compelling reasons select another date in October. If a date other than the first Tuesday in October is selected, a written notice giving the date of the Annual Meeting shall be mailed to all members of the Board one month in advance of the date selected. The dates of the other three regular meetings shall be determined by the Executive Committee, and preferably such dates decided upon shall be announced at the Annual Meeting.

(b) Written notice of regular meetings shall be sent to each Director at least twelve days prior to such meetings.

(c) Any business within the purposes of the Committee may be transacted at a regular meeting.

(2) (a) Special meetings may be called at any time by the President and must be called by the President upon the written request of ten Directors or by a vote of the Board of Directors at any meeting.

(b) Written notice of a special meeting, specifying the time, place and purpose of such meeting shall be sent to each Director to give as much advance notice as possible.

(3) Except as otherwise provided herein, all actions of the Board of Directors shall be by majority vote of the Directors present and voting.

(4) Ten Directors shall constitute a quorum, but a lesser number may adjourn a meeting.

ARTICLE VII - DUES

(1) An annual membership dues shall be required of each member organization, to be determined by such factors as the number of its members, annual budget and such other factors as the Committee on Membership shall deem controlling, subject to approval by the Board. The minimum annual dues shall be $200.

(2) The Board of Directors, upon the recommendation of the Executive Committee, may suspend any member organization delinquent in the payment of dues for two consecutive years, provided the announcement of such delinquency has been made at two Annual Meetings, and provided further that the delinquent member has been duly notified of its delinquency and has further been advised that failure to meet the organization's financial obligations to the National Committee may result in its suspension.

ARTICLE VIII - COMMITTEES

(1) The officers of the Committee, the chairmen of all standing committees, and seven additional Directors whom the President may designate shall constitute the Executive Committee, which shall function for the Committee between meetings of the Board of Directors and shall exercise those powers voted to it by the Board of Directors.

(2) The following standing committees shall be appointed by the President, subject to the approval of the Board of Directors:

(a) Budget and Finance
(b) Education and Program
(c) Membership
(d) Publications and Information
(e) Research and Study
(f) Legal

(3) A Nominating Committee of no less than 5 and no more than 15 members, shall be appointed by the President at the last regular meeting of the Board prior to each annual meeting. Its duties shall be to recommend the officers to be elected at the Annual Meeting, and the report of the nominees chosen by the Nominating Committee shall be transmitted

to each member of the Board with the notice of the Annual Meeting. Independent nominations may be made by petition signed by 5 Board Members. Such petition shall be transmitted to the Board 6 days before the Annual Meeting when held on the first Tuesday in October, and 15 days before the Annual Meeting when held on any other day. The written consent of all nominees is required before their names may be listed among those recommended by the Nominating Committee or placed on independent petition.

(4) The President may appoint such other special committees as he deems necessary or the Board decides to create.

ARTICLE IX - ANNUAL AUDIT

The National Committee shall engage a certified public accountant annually to audit its financial books and records. This report shall be made available to all Board Members.

ARTICLE X - DISTRIBUTION OF ASSETS ON TERMINATION

Upon the winding up and termination of the activities of this Committee, all assets then held by the Committee after payment of liabilities shall be distributed to or among such organizations which are tax exempt under section 501(c)(3) of the Internal Revenue Code of 1954, as the same may be amended, as the Board of Directors may determine.

ARTICLE XI - AMENDMENTS

This Constitution may be amended only in the following manner:

(a) A resolution embodying the proposed amendment, moved by one or more Directors, must be adopted by a vote of the Board of Directors at any meeting.

(b) Thereafter, at the next regular meeting or at a special meeting called for that purpose, of which at least twelve days' written notice, accompanied by a copy of the text of the proposed amendment, shall be given to all Directors and to all members of this Committee, such proposed amendment must be approved by a two-thirds vote of the Directors present.

ARTICLE XII - RATIFICATION

This Constitution shall become effective when approved by a two-thirds vote at a meeting of the present Board of Directors, provided a copy of the proposed Constitution, together with a notice of its presentation, shall have been sent to all of the present members of the Committee and to the members of the present Board of Directors at least five days prior to such meeting.

National Council on the Arts

National Endowment for the Arts

WASHINGTON, D.C. 20506

November 3, 1969

INFORMATION CONCERNING GRANTS IN THE GENERAL FIELD OF ENVIRONMENTAL DESIGN SECOND ANNUAL PROGRAM, 1969-1970

1. Description

The National Endowment for the Arts invites proposals for grants in the general area of ENVIRONMENTAL DESIGN -- architecture, planning, landscape architecture, industrial design, and interior design.

2. Objectives

The Endowment will place its emphasis on innovative work which holds promise of advancing and broadening environmental design in America. The Endowment hopes to further design knowledge and capabilities by supporting the development of significant concepts yet in embryonic form. The work may, therefore, be directed towards the advancement of education, research, scholarship, experiment, demonstration, case-studies, related disciplines, etc -- as pertains to environmental design.

3. Types of Grants and Eligibility

Three types of grants will be given: individual, group and exceptional, as described below. Only one individual grant per person is allowed; likewise only one group project grant per institution. A school of design with more than one department may submit a group project proposal for each department, one per department. Individuals in private firms or in private practice are eligible. A proposal can be addressed to only one category of grant -- individual, group, or exceptional.

4. Individual Grants (Non-matching)

Individual grants will be awarded in amounts up to $5,000 each. These do not require matching funds. The amount requested must be justified in accordance with the information on the application enclosed (NEA-2 revised 10/68). A proposed budget must be included as part of the project description under paragraph 15. Only U.S. citizens are eligible for these grants.

5. Group Project Grants (Matching)

Group project grants will be awarded in amounts up to $10,000 each. These require at least equivalent matching by the receiving institution. Only non-profit and tax-exempt institutions are eligible. This does not exclude the participation of private firms, who may contract with a non-profit institution which receives the grant, matches it, and is responsible for its execution. Grants to schools must be directed by a faculty member(s). The actual amount requested must be justified in accordance with the information on the application enclosed (NEA-3, revised 7/69).

6. Exceptional Proposals (Non-matching and Matching)

A third class of grants to individuals or groups is called exceptional, and differs in that no limitation as to the grant amount is specified. This category is meant to enable the Endowment to keep its doors open to all proposals and to entertain projects which require funding greater than the $5,000/10,000 categories. However, applicants are advised that the possibility of making such grants is extremely limited due to limited funds.

7. Project Statement

The substance of each proposal must be described on one typewritten page. This should cover the general objectives, method, and should indicate schedule in preliminary form. Supporting material is allowed, but applicants are advised that brevity and precision in their one-page statements will facilitate understanding of their proposal. Unwieldy supporting material is discouraged, and may not be returned. A concise but explanatory title is also required. The title should head the one page project statement.

8. Personnel

Brief biographical resumes must be provided, in both individual and group grants. For group project grants the principal investigator(s) should be identified.

9. Flexibility

The Endowment recognizes the need for freedom and flexibility in the pursuit of creative work. Clarity and precision in the proposal statements, therefore, is not to be interpreted as an attempt to constrain creative freedom. Rather, it is to facilitate comparison with other proposals for purposes of selection.

10. Grant Period

The proposals are to be capable of execution within a period of approximately one year.

11. Selection

The proposals will be evaluated by experts from various environmental design fields to assure excellence, objectivity and scope. The National Council on the Arts will make final determinations, subsequently. The number of grants will be influenced by available funds.

12. Results

Grantees are required to furnish at least one progress report at an appropriate point during their work and a final report at its conclusion.

13. Time and Place for Receiving Proposals

All proposals must be postmarked not later than March 6, 1970. Proposals should be prepared in triplicate and sent to:

NATIONAL ENDOWMENT FOR THE ARTS
ARCHITECTURE AND DESIGN PROGRAMS
1800 F STREET, N.W., ROOM 1349
WASHINGTON, D.C. 20506
ATTN: PAUL D. SPREIREGEN

14. Limitations

In pursuit of its objectives to foster innovation and to advance the art of environmental design, the Endowment advises that the following types of proposals are discouraged:

a. Projects which are eligible or appropriate for funding by existing programs of local, state or Federal agencies.

b. Proposals in which environmental design is not implicit.

c. Scholarships or the support of normal academic activities.

d. Travel proposals, unless travel is an intrinsic part of the project.

e. Projects to support the cost of preparing designs for buildings or structures, with the possible exception of projects of a highly innovative nature and of special public benefit.

15. The Form of Proposals

All proposals, therefore, should consist of:

a. NEA-2 (revised) or NEA-3 (revised 7/69) -- whichever is appropriate, with supplementary attachments as necessary to cover such items as budget.

b. One-page proposal statement covering objectives, method, and preliminary schedule. (Supplementary supporting material is optional.) Project title should head one page statement.

c. Biographical resume(s).

d. Total proposed budget should be estimated to the nearest hundred dollars.

16. Any questions concerning the above should be directed to Mr. Paul D. Spreiregen, Program Director, or Mrs. Alece Morgan, Program Assistant, Area Code 202, 382-6604.

Moreland — I think we ought to persue this — let's talk. — Paul

Nominations Open for 1970 Library Buildings Award Program

The AIA, in cooperation with The American Library Association and The National Book Committee, has announced the opening of nominations for the fifth, semi-annual Library Buildings Award Program. The awards recognize excellence in the architectural design and planning of libraries. Members of the jury will be: John Dinkeloo, AIA, chairman, Hamden, Conn.; Norman C. Rice, FAIA, Philadelphia; Jordan L. Gruzen, AIA, New York; Edomn Low, Professor of Library Science, University of Michigan, Ann Arbor; Ralph A. Ulveling, Professor of Library Science, Wayne State University, Detroit; Miss Cora Bomar, Department of Library Science, University of North Carolina, Greensboro, and Charles E. Reid, National Book Committee, Paramus, N.J.

A brochure detailing criteria for the award has been mailed to all members of AIA. Entry forms must be completed by Dec. 12, 1969 and submissions in brochure form must be received by Jan. 23, 1970. Further information is available from Mrs. Marie Murray, Manager, Awards Programs, at headquarters.

St. Louis Hosts Committee on Building Industry Coordination

Under the chairmanship of Robert J. Piper, AIA, AIP, the Institute Committee on Building Industry Coordination met in St. Louis, Oct. 15 and 16. This committee represents the architectural profession on the National AIA/AGC Liaison Commission, which meets concurrently to discuss mutual concerns. Most meetings are held in major metropolitan centers to encourage local participation in their deliberations.

One highlight was an evening session attended by more than 250 representatives of the local AIA, Associated General Contractors, Construction Specifications Institute, and the Subcontractor's groups. A panel discussion, moderated by George E. Kassabaum, FAIA, immediate past president of AIA, presented means of improving cash flow on construction projects with emphasis on retainage policies and escrow accounts. The St. Louis Joint Cooperative Committee will continue to refine their recommendations on this subject for possible consideration at the national level.

Grants Available for Environmental Design

The National Endowment for the Arts has announced the opening of its second annual program of grants in the area of environmental design--architecture, landscape architecture, planning, industrial design, and interior design. According to Paul D. Spreiregen, AIA, Program Director, Architecture and Design, the purpose of the program is to further design knowledge and capabilities by supporting the development of significant, new concepts. He reported that in the first year of the program 44 proposals, totaling $250,000, were awarded grants.

Again this spring, two types of grants will be awarded: individual grants of up to $5,000 and group (matching) grants of up to $10,000. The latter must be matched by a receiving institution which is non-profit and tax-exempt. Proposals must be received by March 6, 1970. Inquiries should be directed to Mrs. Alice Morgan, Program Assistant, Architecture and Design Programs, The National Endowment for the Arts, 1800 F Street, N.W., Washington, D.C. 20506.

PAUL:

I know Spreiregen in case you would like for SRC to see if we could get one of these GRANTS

Moreland

NEA-3 (Rev. 7/69)

BOB: 128-R0005

NATIONAL FOUNDATION ON THE ARTS AND HUMANITIES
NATIONAL ENDOWMENT FOR THE ARTS
WASHINGTON, D.C. 20506

PROJECT GRANT APPLICATION

PLEASE READ INSTRUCTIONS ON PAGE 4 CAREFULLY BEFORE FILLING IN FORM

1. APPLICANT ORGANIZATION (Name and Address, with zip)

2. PROGRAM UNDER WHICH SUPPORT IS REQUESTED

3. PERIOD OF SUPPORT REQUESTED

Starting: *Month* _____ *Day* _____ *Year* _____

Ending: *Month* _____ *Day* _____ *Year* _____

4. SUMMARY OF PROJECT DESCRIPTION

(If additional space is required, use supplementary sheets and staple them securely to Page 4 of this application.)

5. SUMMARY OF ESTIMATED COSTS *(Recapitulation of items A through G on pages 2 and 3)*

	TOTAL GRANT AND MATCHING FUNDS
A- Salaries and Wages	
Fringe benefits if direct cost	
B. Supplies and Materials	
C. Travel	
D. Special	
E. Other	
TOTAL DIRECT COSTS	
F. Indirect Costs	
TOTAL COSTS	

G. TOTAL MATCHING FUNDS TO BE APPLIED TO PROJECT _____

6. TOTAL AMOUNT REQUESTED FROM ARTS ENDOWMENT _____

(OVER)

BUDGET BREAKDOWN OF TOTAL ESTIMATED COSTS OF PROJECT AS SUMMARIZED ON PAGE 1

A) **SALARIES AND WAGES** - List all professional, supporting and other personnel by title or type and by amount of salary. Indicate fringe benefits separately in space provided below, if direct cost.

TITLE OR TYPE	SALARY	TOTAL GRANT AND MATCHING
	TOTAL SALARIES AND WAGES	
	FRINGE BENEFITS (IF DIRECT COST)	
	GRAND TOTAL	

B) **SUPPLIES AND MATERIALS** - Indicate major categories, with estimated costs, such as office supplies, costumes, scenery, etc.

MAJOR CATEGORIES	TOTAL GRANT AND MATCHING
TOTAL	

C) **TRAVEL** - Cost of travel should be in accordance with organization's travel practices and should be identified as domestic or foreign. (Allowance for air travel--either domestic or foreign--may not, generally, exceed cost of jet economy accommodation.)

	TOTAL GRANT AND MATCHING
TOTAL	

D) **SPECIAL** - All capital expenditure items such as typewriters, cameras, tape recorders, file cabinets, etc. should be listed here and their essentiality to the project completely documented on supplemental sheets.

	TOTAL GRANT AND MATCHING
TOTAL	

E) **OTHER** - List all other costs by specific sub-category; e.g., consultant fees, honoraria, contractual services, rental of space, etc.

	TOTAL GRANT AND MATCHING
TOTAL	

BUDGET BREAKDOWN OF TOTAL ESTIMATED PROJECT COSTS (Continued)

F) **INDIRECT COSTS (OVERHEAD)** - Indirect costs are those which are incurred for common or joint objectives, such as general administration and operation, and maintenance expenses. These will be allowed **only** if the grantee organization has (1) a Federally established indirect cost rate or (2) can otherwise validate indirect costs related to the project for which the grant support is being requested.

(1) Established Rate _____ By Whom _____

Date Rate Established _____ Has any government agency audit been performed since this rate was established? _____ When and By Whom _____

(2) Applicant should validate on attached supplemental sheets claimed indirect costs by submitting an indirect cost allocation plan including evidence of the actual incurrence of these costs in prior periods (not less than one year) and justification for the charges to this specific project.

INDIRECT COSTS	GRANT AND MATCHING
TOTAL	

G) **MATCHING FUNDS** - Identify sources and state bases for establishing value of amounts (such as earned income from box office sales, fees, contributed services, etc.) presently available or anticipated for use as matching funds.

SOURCE(S)	AMOUNTS

AGREEMENT: It is understood and agreed that any funds granted as a result of this request are to be used for the purposes set forth herein. Furthermore, the undersigned agree, as to any grant awarded, to abide by the relevant policies of the National Endowment for the Arts as prescribed.

AUTHORIZING OFFICIAL (President, or Vice-President, Treasurer/Comptroller legally authorized to commit the organization in business and financial affairs.)
(Name and Title) (Date)

Signature Telephone AC ____ _____ _____

PROJECT DIRECTOR
(Name and Title) (Date)

Signature Telephone AC ____ _____ _____

PAYEE (if other than authorizing official)(to whom grant payments will be sent.)
(Name and Title) (Date)

Signature Telephone AC ____ _____ _____

It is imperative that this application be complete and completed in accordance with instructions. Failure to comply with the instructions will cause delay which might adversely affect consideration of the proposal.

INSTRUCTIONS

Application must be in triplicate and are to be mailed to the National Foundation on the Arts and Humanities, National Endowment for the Arts, Grants Office, Washington, D.C. 20506.

1. **APPLICANT ORGANIZATION** – Grants may be made only to non-profit organizations, institutions, or groups which have been accorded tax-exempt status under Section 501 (c) (3) of the Internal Revenue Code. IRS determination letter indicating tax-exempt status must be attached to this application.

Civil Rights – All grant-assisted projects and activities must be conducted in conformance with Title VI of the Civil Rights Act of 1964 and such regulations as the Endowment has issued pursuant thereto.

Minimum Compensation and Standards – All grantees must furnish adequate assurance to the Secretary of Labor that all professional performers and related or supporting personnel employed on Arts Endowment grant-assisted projects or productions will be paid, without subsequent deduction or rebate on any account, not less than the minimum compensation for persons employed in similar activities; and that no part of any such project or production will be performed or engaged in under working conditions which are unsanitary or hazardous or dangerous to the health and safety of the employees.

2. **PROGRAM UNDER WHICH SUPPORT IS REQUESTED** – Grant assistance is available for projects in music (instrumental and vocal), dance, drama, folk art, creative writing, architecture, city planning, landscape architecture, industrial/interior design, painting, sculpture, photography, graphic and craft arts, motion pictures, television, radio, tape and sound recording, and the arts related to the presentation, performance, execution and exhibition of such major art forms.

3. **PERIOD OF SUPPORT REQUESTED** – Generally grants will not be made for a period exceeding twelve months. Commitments of grant funds and matching funds must be incurred during the grant period. Extensions of the grant period may be allowed, if requested within the grant period and in writing upon sufficient showing of the need for it.

4. **SUMMARY OF PROJECT DESCRIPTION** – This summary should be a description of the project or activity for which support is requested and should include a complete and concise statement as to the necessity for grant support. If the project involves performances, also included should be the number of such performances, a tentative schedule, and an estimate of the number of persons it would benefit.

5. **SUMMARY OF ESTIMATED COSTS OF PROJECT** – Generally, grants from the Endowment may be used to pay no more than one-half the costs of the project; any funds used to match the amount provided by the grant must be from non-Federal sources. The grantee organization or group is obligated to administer the budget accepted by the Endowment. Also, budget breakdown on **pages 2 and 3** must be completed before application can be processed. Instructions in breakdown precede each category of costs.

6. **TOTAL AMOUNT REQUESTED FROM ARTS ENDOWMENT** – In the absence of special circumstances indicated by the applicant grant funds may be used to pay no more than one-half the cost of the project.

U. S. GOVERNMENT PRINTING OFFICE : 1969 O - 361-485

NATIONAL FOUNDATION ON THE ARTS AND HUMANITIES
NATIONAL ENDOWMENT FOR THE ARTS
WASHINGTON, D.C. 20506

INDIVIDUAL GRANT APPLICATION

PLEASE READ INSTRUCTIONS CAREFULLY BEFORE FILLING IN THIS FORM.

1. NAME (Last, first, middle initial)

2. PROFESSIONAL NAME OR PSEUDONYM

3. U.S. CITIZENSHIP

☐ YES ☐ NO VISA NO. _____

4. PRESENT MAILING ADDRESS

Phone No. AC ____ _____ _____

5. PROFESSIONAL FIELD OR DISCIPLINE

6. SOCIAL SECURITY NUMBER

7. SEX

8. DEPENDENTS

9. PERMANENT MAILING ADDRESS

Phone No. AC ____ _____ _____

10. BIRTH DATE

11. PLACE OF BIRTH

12. GRANT PROGRAM

13. PERIOD FOR WHICH GRANT SUPPORT IS REQUESTED

14. TOTAL AMOUNT REQUESTED OF ARTS ENDOWMENT

15. PROJECT DESCRIPTION

(If additional space is required, use supplemental sheets and staple to the application.)

16. CAREER SUMMARY OR BACKGROUND

(If additional space is required, use supplemental sheets and staple to the application.)

17. EDUCATION

NAME OF INSTITUTION	MAJOR AREA OF STUDY	INCLUSIVE DATES	DEGREE

18. FELLOWSHIPS OR GRANTS PREVIOUSLY AWARDED

NAME OF AWARD	AREA OF STUDY	INCLUSIVE DATES	AMOUNT

19. PRESENT EMPLOYMENT

EMPLOYER	POSITION/OCCUPATION	SALARY

(continued on page 2)

20. REFERENCES (Names, Addresses, Phone Nos.)

21. PRIZES/HONORS RECEIVED	22. MEMBERSHIP PROFESSIONAL SOCIETIES

CERTIFICATION: *I certify that the foregoing statements are true and complete to the best of my knowledge. Furthermore, if awarded a grant, I agree to abide by the relevant NEA policies as prescribed in regulations and elsewhere.*

Signature of Applicant Date

INSTRUCTIONS

1. **GENERAL** – Applications should be typed and submitted in triplicate to the Chairman, National Endowment for the Arts, Washington, D. C. 20506

(Ordinarily, individual grant awards will be made only to United States citizens. Under special circumstances, which must be shown by the applicant, an individual award may be made to an applicant who is not a citizen but who has been lawfully admitted to the United States for permanent residence.)

IMPORTANT: If you have applied or expect to apply elsewhere for fellowships or other support for this same period and/or a similar purpose, state the facts regarding such other application(s) in an attachment to your application to the Arts Endowment.

Persons applying for grant support of work at or through an institution or organization must use Form NEA-3 (Rev. 7/69) Project Grant Application.

Applicants should **not** include examples of their work with their applications. If required, they will be requested at a later date. The Arts Endowment cannot assume responsibility for unsolicited books, manuscripts, scores, etc.

2. **PROGRAM UNDER WHICH SUPPORT IS REQUESTED** – Grant assistance is available for projects in music (instrumental and vocal), dance, drama, folk art, creative writing, architecture, city planning, landscape architecture, industrial/interior design, painting, sculpture, photography, graphic and craft arts, motion pictures, television, radio, tape and sound recording, and the arts related to the presentation, performance, execution and exhibition of such major art forms.

3. **PERIOD OF SUPPORT REQUESTED** – Generally grants will not be made for a period exceeding twelve months. Commitments of grant funds and matching funds must be incurred during the grant period. Extensions of the grant period may be allowed if requested within the grant period and in writing upon sufficient showing of the need for it.

4. **SUMMARY OF PROJECT DESCRIPTION** – A description of the project or activity for which support is requested. This should include as complete and concise a statement as to the necessity for grant support as possible and an estimated cost of the work to be undertaken.

U.S. GOVERNMENT PRINTING OFFICE : 1969 O - 361-484

NATIONAL HOUSING LAW PROJECT

Materials on Housing Law

Legal Services attorneys attending the June 11-14 Northern States Conference on Housing Law sponsored by the National Institute for Education in Law and Poverty received two sets of materials prepared by the National Housing Law Project: a Guide to Federal Housing, Redevelopment and Planning Programs; and a Tenant Union Manual. Both sets of materials were in preliminary draft form. Final versions of both will be made available to all Legal Services attorneys later in the year and will be published in looseleaf form suitable for up-dating and expansion on a continuing basis. The objectives and content of each of these materials are discussed below.

The primary objectives of the Guide to Federal Programs are to apprise Legal Services attorneys of opportunities for effective intervention, to provide explanations of the programs in sufficient detail, to permit them to develop specific action plans, and to report to them, on an ongoing basis, the experiences of other lawyers, planners, and community leaders working with the problems involved. With the exception of a small core of housing specialists in each major city, most of whom are not attorneys, advocates for the poor know little about the opportunities available through HUD assisted programs or about the limitations on their usefulness.

As regards the coverage of the Guide, the materials in Chapters II and III deal, respectively, with HUD Comprehensive Planning Programs, with particular emphasis on the "Revised Workable Program," and Redevelopment Programs: Urban Renewal, including the Neighborhood Development Program (NDP), and Model Cities. Citizen participation strategies are stressed in each case. The Revised Workable Program, which became effective April 1, 1969, offers immediate and strategic opportunities for Legal Services attorneys to press for local action in four crucial areas: urban planning, citizen participation, codes and code enforcement, and relocation.

Chapter IV of the Guide is concerned with the public housing programs. Large-scale production of new and better housing is urgently needed. Public housing, with its greater depth of per-unit subsidy than the Federal Housing Administration (FHA) programs, is the best present hope. The Guide includes materials intended to assist Legal Services attorneys in pressing Local Housing Authorities to increase production of public housing and in insisting that such housing be "scatter site," wherever feasible, well-designed, responsive in its administration and policies, and open to tenant participation and management. Public housing so developed and administered could avoid the mistakes that have stigmatized the program in the past. The new "Turnkey" techniques are discussed at length. Materials on management practices, discussing tenant participation in management, home ownership plans, the Modernization Program, and the development of tenant councils are included.

Chapter V deals with the Federal Housing Administration (FHA) programs for low and moderate income housing. Its thesis is that Legal Services attorneys representing community organizations can use these programs to encourage more production of housing and can insist that housing developments be responsive to the needs of low-income people. Detailed explanations of the various FHA programs of potential use in developing low-income housing are included, as is an extended discussion of the housing development process, covering such matters as site selection, architectural design, financing, project management; on FHA processing; and on representation of community groups in connection with FHA housing development.

Chapter VI describes the housing and urban development programs of federal agencies other than HUD, such as OEO, HEW, the Department of Commerce, the Department of Agriculture and the Farmers' Home Loan Bank. Chapter VII describes state housing programs, Chapter VIII will cover Employment Opportunities for the Disadvantaged in Federal Housing and Urban Development Programs. Chapter IX deals with Discrimination in Housing. The present preliminary draft does not include in-depth coverage of the subjects discussed in Chapters VII and IX and Chapter VIII has been deferred.

The second portion of the materials consists of a Tenant Union Guide. Its thesis is that a tenant union approach, notwithstanding difficulties involved, offers leverage that can be translated into meaningful housing improvements. It first discusses the role of the Legal Services attorney in tenant union organization, how he can help organize without being the organizer and without undermining the organization by making it too dependent on him. Second, it considers various factors relevant to the attorney's decision as to whether the chances of useful success are sufficient to justify the investment of his time in a particular situation. Third, it outlines the factual information the attorney should develop regarding a given building and its owner and how that information may be obtained. Fourth, it discusses tactics such as rent strikes and picketing, that can be used to put pressure on a landlord and the practical and legal problems that will arise in connection with their use. Fifth, it deals with the subject of negotiations between the tenant group and the landlord and with the Legal Services attorney's role in such negotiations. Sixth, it offers a model collective bargaining agreement, alternative clauses, and commentary. The final portion discusses possibilities of going beyond the collective bargaining relationship, of some sort of management control of the building, through outright ownership, a master lease, or other arrangement.

Attorneys concerned with any of the matters discussed above may obtain advance extracts by writing to the National Housing Law Project.

Kenneth F. Phillips, Director
National Housing Law Project
Earl Warren Legal Institute
University of California
Berkeley, California 94720

M E M O R A N D U M

TO: Legal Services Target City Offices

FROM: National Housing and Development Law Project

RE: Economic Development

DATE: December 2, 1969

This memorandum, the enclosed materials, and the conference described below, scheduled to be held in Cleveland during the week of January 12, 1970, represents this Project's first efforts to assist you and other Legal Services Target City lawyers in carrying out a program of community-based economic development.

The enclosed materials, described later in this memorandum, are furnished to you in order to commence a continuing dialogue and to facilitate a productive workshop meeting, which will be limited to Target Cities lawyers working on community economic development problems and a very small number of outside invitees. Cleveland has been selected as the meeting place because of the considerable economic development work by legal services lawyers there, largely in connection with the Hough Project. The Cleveland unit, as you probably know, is headed by Burt Griffin, former Director of Legal Services, and includes several staff attorneys and over a dozen VISTA lawyers concerned with economic development. That group will be available to work with our Project's staff in planning the scheduled meetings and will participate in them.

The proposed meeting will not be in the nature of a public conference. The group will be kept small. The agenda will be tight. Materials are being forwarded at this time to provide background for

all the participants. Later in this memorandum you will find questions intended to ensure that each participant has available to him necessary data regarding his own situation, in order to permit examination by the group of the applicability of the general strategies. We intend that the latter sessions of the conference will focus one at a time on each of the Target Cities represented. The meetings will be designed to maximize the opportunities of each Legal Services participant to learn from the experiences of the others.

You will receive before the conference an overall strategy memorandum for Target City Offices which our Project is preparing. It is based in large part on Burt Griffin's outline of the Hough strategy, a copy of which is enclosed, which sees the Legal Service lawyer as an all-purpose promoter, idea man, leg man, counsel to community leaders and catalyst. It sees his concerns as involving seed capital sources, capital leverage techniques, the location of available technical assistance resources and ensuring that the organization's efforts remain focused on realistic goals. Our Memorandum will be presented, in draft, for discussion by the meeting, and following that discussion, your views regarding the manner in which our Project can most effectively serve you will be solicited. We will suggest various possible areas for Project research for you to consider, modify or add to.

A detailed agenda of the meeting will be distributed in draft well in advance of the meeting and your comments will be solicited.

In the meantime, we would welcome any suggestions or comments you would like to make at this time.

It may be in order at this point to comment briefly on our Project and its plans to provide you continuing assistance as your work program develops, both as regards specific areas of technical support and general strategy planning. Under a grant of $131,000, recently received from OEO, we intend to offer back-stopping services similar to those the Project is providing in the field of housing law.[1] The Project's efforts to date in the community economic development area have consisted of staff recruitment, familiarization studies, collection and evaluation of available materials, from the standpoint of Legal Services needs, and meetings with representatives of economic development projects in the San Francisco-Oakland area and in several other major cities. It is also assisting in the establishment of a national association of community economic development projects.

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[1]The Project's work in the housing law area commenced in July, 1968 and has included case-related support to Legal Services lawyers working in various housing-related areas such as urban renewal, model cities, public housing, FHA-related housing production and rehabilitation, and landlord-tenant matters, particularly those involving tenant unions. The Project has prepared extensive materials concerning these and other subjects which have been published by the National Institute for Education in Law and Poverty, and distributed to attendees at its regional housing law conferences. A Xerox of an article describing the materials which appeared in the Clearinghouse Review, is enclosed. Copies of the revised materials are available from the Project at a cost of $20 per set, intended to cover printing and distribution charges.

The enclosed materials, related to development and implementation of community economic development strategies, are divided into the following five topics: (1) the philosophy and problems of minority economic development; (2) initial steps and strategies in the economic development process; (3) community sponsors or broker organizations; (4) initial financing and managerial assistance; and (5) examples of on-going economic development projects. Selection of these subjects reflects our belief that the Target Cities offices are now concerned with exploring alternatives and developing strategies for involvement in the economic development process. Also, most Target Cities lawyers will be helping to educate community groups as to the alternatives, and to then create community development organizations, and will have to deal with the philosophical and practical problems discussed in these materials. The materials are not addressed to the problems of actually setting up operating businesses.

In the first area, philosophy and problems of minority economic development, we are including a collection of materials entitled Economic Development Problems and Materials, compiled by Professor Walter G. Farr, Jr. of New York University Law School. These describe the economic condition of the ghetto and offer view points of an economist, a sociologist, a white businessman, and ghetto leaders. Economic development goals and alternatives are also discussed. Within the scope intended, they provide an excellent introduction to the philosophies, problems, and strategies of economic development. We suggest that you at least skim the entire packet, with particular emphasis on the first hundred pages, and that you read closely those materials which discuss issues

or programs new to you. We also strongly urge that you purchase the book, Black Economic Development, edited by William S. Haddad and G. Douglas Pugh. It is not included in the enclosed materials, but the cover and Table of Contents have been xeroxed for your convenience. This book is a collection of articles by leaders in the economic development field and is the best collection of philosophical view points published to date. Also enclosed is a copy of New Generations which deals with cities, ghettos and the call for community control. This publication should provide interesting and useful reading and will familiarize you with the overall philosophies and problems of economic development. Minority economic development in the sense that we are concerned with it, is a new and sophisticated field. Practical and creative analysis is essential if it is to survive. Time spent on these materials should be worthwhile.

The second section, which covers initial steps and strategies in the economic development process, includes a number of unpublished pieces. The first is an outline for a best-of-all-world's economic development manual, covering most of the practical and legal problems that will arise in the economic development context. This outline was prepared by our Project and should provide a helpful structure for the overall problems that must be met. Also included, is a statement of our Project's proposed activities and program. Next is a chapter from the draft economic development materials prepared by the Practicing Law Institute (PLI) under a grant from the Economic Development Administration of the Department of Commerce. Although these materials are

in manuscript form only and not yet ready for publication, we have included a number of the draft chapters that would be most helpful at this point. The chapter included in this section, entitled "Methods of Pinning Down Needs and Opportunities Within the Community," includes criteria for appraising a community's potential for development and for selection of opportunities for investment. We think that this piece should be read closely in order to measure your local situation against the concepts discussed. The next item in this area is a memorandum entitled "A Strategy for Community Development in Low-Income Neighborhoods," prepared by Burt Griffin which sets out an overall legal services strategy and should be read closely. It would seem useful for each Target Cities' Office to develop a similar strategy for its own use. We have also enclosed a brief description of a local association of community development corporations which is part of the overall Cleveland strategy. The preparation and implementation of these strategies in Cleveland will be discussed at the January Workshop. All of the materials that have been enclosed in this section are of high quality and importance and worth careful attention.

The third section, dealing with community sponsors or broker organizations, consists of selected chapters from the PLI draft materials. These discuss some alternative structural approaches for a community development corporation and some initial practical problems, such as obtaining a 501(c)(3) tax exemption. Some practical suggestions, and a set of model articles of incorporation, and by-laws are included.

The titles of the chapters are "Community Sponsor or Broker Organizations," "Qualification as a 501(c)(3) Organization," "An Analysis of Basic Rights of Classes of Shareholders and Possible Variations," "Community Organization to Set Up or Take Over Business Entities With Profits Going Into Community Trust," and "Profit-Making Organizations for Business Development in Which the Community Shares in the Benefits of Earnings, Individually or As a Group." Although some of these materials are quite incomplete, they suggest alternatives and contain many useful ideas. If you are or will be setting up a community development corporation, we suggest that you read these materials carefully. In any event, you will want to skim them to become familiar with the approaches and problems discussed.

The fourth section, on initial financing and managerial assistance, consists of another volume of materials collected by Professor Farr and several additional chapters from the Practicing Law Institute materials. The Farr materials contain an excellent discussion of the Small Business Administration programs and private capital and credit sources. Technical assistance programs, marketing assistance programs, and illustrative, comprehensive minority development programs are also discussed. You would do well to become at least generally familiar with these materials. It may not be necessary to read them closely unless you are presently dealing with the problems discussed. The Practicing Law Institute draft chapters included in this section are entitled "Elements of Sound Fiscal Management Needed To Secure Financing," "Federal Government Financial Assistance Programs," "Managerial Assistance, Foundations as a Source

of Initial Financing," and "Foundations as a Source of Investment Capital." These chapters may be of immediate help and should be read closely, particularly the chapter on Federal Government Financial Assistance Programs. The cover and Table of Contents of a publication entitled "A Special Catalog of Federal Assistance Programs for Minority Business Enterprise" published by the Office of Minority Business Enterprise is enclosed. It can be obtained from the Office of Minority Business Enterprise, Department of Commerce, Washington, D.C. and should be part of your library. While it only catalogs Federal Assistance Programs and does not discuss their day-to-day operations, it is a basic information source as to the possible federal assistance usable by minority business enterprises. The realistic operations of the major programs will be discussed at the January Workshop.

Initial financing and managerial assistance are probably the most important and difficult areas for a community development corporation to deal with. The materials included in this section should be useful, although not as fully developed as they ought to be. Our Project hopes to give these areas considerable attention in the months ahead.

The materials in the last section deal with examples of on-going economic development projects. The first publication in this section gives profiles of 30 on-going community development corporations. These profiles include the characterization and objectives, origins and evolution, internal structure, outside assistance, and present activities and plans of these respective corporations. They were prepared by the Cambridge Institute* for a Conference on Community Economic Development held in October, 1969. These materials should be read carefully, as

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*The Cambridge Institute, 131 Mt. Auburn Street, Cambridge, Massachusetts 02138

they undoubtedly contain information and approaches that could be utilized by the organizations in your city. This section also includes pieces describing the Hough Development Corporation, the San Francisco Local Development Corporation, and the Watts Manufacturing Company, three different approaches to economic development.

We hope that you will review all of these materials and carefully study those that are most applicable to your present situation. They contain a body of knowledge which must be mastered by anyone undertaking serious work in the area of community economic development. A working knowledge of the information they contain will be assumed at the workshop in January. If you are aware of additional materials that you believe would be useful to the other Target City lawyers, please bring them to our attention so that we may distribute them to the other participants. A list of the names and addresses of all Target Cities offices is also included.

Books and articles are of themselves only a first step. Each Legal Services lawyer faces the problem of putting together specific information and needs, developing a strategy that will work in his situation, and getting moving. For the January workshop to really help you, it will be necessary for you to collect specific information regarding your particular situation. We ask that you send us this information so that we can use it in structuring the January workshop and in preparing additional materials to assist you.

Some of the information we are requesting should be readily available. Other items may be more difficult to come by, depending

J. What specific problems have you been encountering in your economic development work to date?

II. Existing Economic Development Corporations

A. Please give a brief sketch of any economic development corporations already existing in your area?

B. How long has the corporation been in existence?

C. Where did it get initial funds, how much and for how long?

D. What paid staff does it have?

E. What access to investment capital does it have?

III. City Government and Institutions

A. What is the attitude of your city government toward oooperation in economic development and citizen's participation?

B. What is the attitude of the local redevelopment agency toward citizen participation?

C. Does your city or area have a Model Cities program and, if so, what are the possibilities of its citizen's group cooperating in an overall economic development strategy?

D. What is the attitude of your CAP agency towards economic development? Will it help in the economic development process and, if so, how?

E. Are there other local government institutions in your city that relate to economic development? If so, what is their attitude toward cooperation and citizen participation?

IV. The Business and Professional Community and Church Cooperation

A. What is the attitude of the business and professional community in your area toward economic development?

B. Are there influential business or church people prepared to contribute money or time to economic development organizations?

C. Are there technical assistance groups already in existence? If so, what are they and what can they provide?

D. Has the business community been approached as to economic development activities? What were the results?

E. Is there enough available talent to put together and operate a large scale sophisticated community economic development project in your community? Describe.

F. What organizations exist in your city to aid and give technical assistance to individual entrepreneurs who want to get into business?

G. What institutions or individuals in your city are involved in the economic development process of poor and minority peoples, aside from those listed above?

V. Accomplishments in Housing and Economic Development

A. What has been done in your city, by community and non-community groups in the area of housing production or rehabilitation?

B. What has been done in your city in economic development by both community and non-community groups?

VI. Do you have any suggestions for the agenda of the January workshop?

National Housing and Development Law Project

Proposed Outline for Economic Development Manual

I. Orientation and Background

A. What is Economic Development?

1. Concept and Goals of Economic Development--Increased standard of living through:

a. Business Opportunities

i. Increase number of businesses owned and operated by minority persons

ii. Capital formation

iii. Housing

iv. Locally owned productive facilities

b. Employment Opportunities

i. Job creation

ii. Development of managerial and technically sophisticated vocational skills

c. Community participation and control

d. Improved community facilities and services

2. The road to economic development depends on the community situation

a. The viability of the community as an economic region

b. Free enterprise, community ownership, and cooperatives

c. Encouragement of location of outside-controlled enterprise in the community

d. Direct support of entrepreneurial efforts of community members

3. Organizations which assist in obtaining financing and furnishing technical assistance for individual entrepreneurs

a. Local Development Corporation (LDC)

b. Local organizations such as offices of the Urban League, Black Economic Union, and Interracial Council for Business Opportunity

4. Community Economic Development Activities--the special case of the Community Development Corporation (CDC)

   a. Kinds of activities Community Development Corporations can undertake

   b. Participation and Control

      i. Self-determination: community participation and control

      ii. Participation--optimum admixture of the following:

         1) Community individuals

         2) Representatives of community groups

         3) Outsiders (city hall, labor, local businessmen, etc.)

         4) Stockholders (community-outsiders)

         5) Employees

      iii. Profit--non-profit

   c. Basic operating methods

B. National Housing and Development Law Project

   1. Funded by OEO to support Neighborhood Legal Service lawyers and other lawyers in the areas of housing and economic development

   2. Housing (housing production, urban renewal, model cities, and other HUD programs, public housing, and landlord-tenant)

      a. Extensive practice oriented materials have been prepared

      b. Development and implementation of housing law strategies

      c. Assistance to lawyers working in these areas

   3. Economic Development

      a. Funded July 1, 1969 by OEO

      b. Will provide assistance for legal and selected practical problems of economic development from initial planning stages through successful ongoing projects, primarily legal assistance in the latter instance

         i. Research and analysis of selected problems presented by community economic development

         ii. Research and analysis of selected problems presented by operating businesses in the community economic development context

B. Getting Started

1. Sensitivity to the local economic, political and social scene: self-determination

2. Contacting local economic development institutions, organizations, and individuals

3. Investigate housing and urban renewal activities

4. Investigate ongoing related government programs in the area

C. Develop a local plan for legal services activities

1. Which direction to encourage

2. Which groups to assist actively

3. Advising individual clients

4. Economic development unit

a. Staff lawyers

b. Supporting professionals and para-professionals: Vista's, MBA, Architect, Accountant

c. Local specialist--at legal reform level

d. Develop and stock a working library

III. Community Organization--From idea stage to Community Development Corporation

A. Community purposes--the lawyer's role

1. Community groups must decide the goals--self-determination

a. Community groups concept of its own purpose (housing, services, employment, etc.)

b. Concept of profit--what will be stressed

i. Economic profit

ii. Social profit

2. Lawyers advise as to the possibilities and problems

B. Finding or developing an organization

1. Existing community organization capable of large scale economic development activities

2. Combining existing organizations

a. Into one organization capable of large scale economic development activities

b. Into an association to economize and assist each other in their respective economic development

3. Creating new organizations

C. Optimal internal and external organizational structure

1. External structure

a. Relationship between the organization and the community it serves

b. Relationship between the organization and outside interests (government, business, etc.)

2. Internal structure

a. Components of the organization (boards, committees, officers, control, etc.)

b. Legal and practical relationships between the components of the organization

3. Detailed case histories of different approaches: Cleveland, Philadelphia, Columbus, Detroit, New York, etc.

4. Model legal documents, legal and practical implications of different structures, and graphical charts of different structures

D. Obtaining planning grant

1. Sources of planning grants

a. EDA

b. OEO

c. HUD

d. State and local governments

e. Churches

f. Foundations and philanthropic funds

g. Private grants

h. Business

2. Promotional work

3. The proposal

a. Maintain files on existing successful and unsuccessful proposals

b. Abstract successful and unsuccessful language

c. Outline of proposals for different purposes and structural forms

E. The Staff: mixture of both community and experience

F. Legal Problems

1. Non-profit corporations or associations

a. Organization (articles of incorporation or association, by-laws, etc.)

b. Tax exemptions

c. Securities problem where community people have shares in the organization

d. Contracts with staff and consultants

e. Control of capital and distribution of profits

i. Community purpose

ii. Political problems

iii. Business planning and taxation implications

iv. Legal limitations

1) State laws

2) Funding limitations

2. Profit making corporations or associations (same catagories as under non-profit corporations)

IV. The Business Planning Stage

A. The staff and consultants

B. Locating business opportunities

1. Groups now doing this

2. Types of businesses to pursue

a. Effect on jobs, income, etc.

b. Level of skills required

c. Markets

i. Neighborhood markets

ii. Comparative advantage of community

iii. Guaranteed or sheltered (government or business)

1) Political leverage

2) Trends in industry

iv. Export

d. Industry suggestions based upon studies or successes of other groups

e. Housing and Urban Renewal

i. Housing Development Corporations (HDC's)

ii. Model Cities and Urban Renewal

iii. Housing production

f. Big Business

i. Examples--Watts, IBM, Fighton, etc.

ii. Details on possible relationships (turnkey, joint ventures, etc.)

g. Need for entrepreneurs

3. Technical assistance and training

a. Managerial assistance--working with other organizations and individuals with experience

b. Labor training

c. Educational and vocational programs

d. Holding together management and technical staff

C. Feasability studies

D. Locating entrepreneurs

E. If possible, select and implement at least one project

1. Learning process for staff

2. Increased chance of obtaining substantial seed money

F. Proposals for seed money (government, churches, foundations, etc.)

1. Sources

2. The proposal

V. Starting and Operating Business

A. Introduction

1. Materials in this section will be useful to those concerned with starting businesses with or without the vehicle of a community development corporation

2. Staff of professionals: Lawyer, accountant, businessman, banker, and community leaders

3. Locating the entrepreneur

4. Sufficient financing

B. Financing

1. Government programs: OEO, SBA, EDA, HUD, Labor, Veterans, Agriculture, FHA, State, local, etc.

2. Banks

3. Churches (loans, grants, equity)

4. Foundations

5. Private grants

6. Stock offerings (community--outside investors)

7. Big Business

8. Municipal bonding

C. Business Organization

1. Corporate law problems

a. Organization

i. Articles of incorporation, by-laws

ii. Contracts with staff and consultants

b. Control issues

c. Dissident shareholders

d. Spin offs

e. Subsidiaries

2. Sole proprietorship, partnerships, and joint ventures

3. Cooperatives

4. Legal relationship between operating company and community organizations

D. Franchising and licensing problems

E. Taxation

1. Traditional problems in commercial setting: stock option plans, depreciation procedures, etc.

2. Problems of non-profit and cooperative ventures

F. Securities law requirements

1. State and federal requirements

2. Exemptions

3. Expense of underwriting

G. Antitrust and unfair competition

1. Favorable treatment

2. Unfavorable treatment

3. Business planning aspects

4. Litigation

H. Insurance - Bonding

I. Consumer credit

J. Labor relations problems

VI. Special Rural Problems

A. Community Development Corporation structural forms more suitable to rural setting

B. Case histories of selected rural experiences

C. Variations in sources of financing

D. Additional federal programs for rural areas

E. Economic differences (markets, products, transportation, etc.)

VII. Litigation - collection of relevant litigation as negotiation and informational tools

VIII. Lawyers and law firms

A. Neighborhood Legal Services

B. Community lawyers

C. Lawyers Committee for Civil Rights Under Law

D. Bar Associations

E. Large law firms

IX. Appendix

A. Legislation

1. Selected legislation and regulations

2. Selected proposed legislation and regulations

B. Individuals, institutions, and groups involved in economic development

1. Listed by location

2. Listed by subject matter

3. List of research centers

4. List of ongoing projects with short histories

National Housing and Development Law Project
Earl Warren Legal Institute
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Attention: Richard Berg
David Madway
Staff Attorney's

NATIONAL HOUSING AND DEVELOPMENT LAW PROJECT

PROGRAM FOR ECONOMIC DEVELOPMENT ACTIVITIES

The National Housing and Development Law Project* respectfully submits to the Office of Economic Opportunity its program for specific activities to be undertaken pursuant to Grant No. CG-8416 A/0, accepted by the Regents of the University of California on August 11, 1969.

In its first three months of activity under this Grant, the Project has devoted itself to:

1) Gathering, digesting and assessing the value of the prodigious quantity of material, most of it not essentially legally-oriented, which has been generated regarding economic development;

2) Attempting to pinpoint the immediate operating needs of Legal Services lawyers and community groups working in economic development which can be served by a legally-oriented resource center; and

3) Developing what we believe to be a realistic plan to meet those needs.

We have borne in mind: (i) the resources and consequent opportunities available to the Project by reason of its association with a major law school and its working relationship with the School of Business Administration of the University of California, (ii) work that has already been done in this area both as regards the quantity of more or less philosophic discussion and the dearth of usable practical materials, (iii) the

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*The words "and Development" were added to the name of the project originally funded under Grant No. CG - 8262 A/0 in order to reflect the addition of economic development activities to the backstopping services which the Project has been providing to Legal Services lawyers and others in the housing area.

Project's experience and available resources in the area of housing law and strategies, and (iv) limitations imposed by the small number of the staff available to implement an activity plan.

The Grant provides sufficient funds for three full-time staff attorneys in economic development, for part-time assistance from members of the Project's housing law staff, and for limited use of outside consultants. Two of the three full-time staff attorney appointments have been made as follows: (1) David Madway, a 1964 graduate of the University of Chicago Law School, came to the Project in mid-September from five years of general practice experience with a prominent New York City law firm and substantial volunteer work with a legal assistance program; (2) Richard Berg, a 1968 graduate of the University of Michigan Law School and a member of its Law Review, taught at the University of California Law School at Berkeley last year and began work on assembling and analyzing economic development material for the Project in early June, 1969; the third appointment has been delayed in an effort to recruit a black lawyer. If this effort does not bear fruit within the next few weeks, other arrangements will be made.

Steven Waldhorn and T. Robert Burke, of the Project's housing law staff, are each devoting one-quarter of their time to economic development activities. Mr. Waldhorn's special competence is in the area of comprehensive planning and redevelopment programs, including urban renewal and Model Cities, and Mr. Burke's is in Federal Housing Administration programs, housing and urban development programs of Federal agencies other than HUD, and minority employment. Their participation will enable the Project to provide integrated economic development strategies keyed to

urban renewal and the Model Cities programs and to assist Community Development Corporations in the creation and utilization of Housing Development Corporations under FHA programs.

In addition, arrangements have been made with two outside consultants who will assist the Project on a part-time basis: Arthur Blaustein, Economic Development Coordinator, University of California at Davis, Vice-President for National Projects, Capital Formation Foundation, co-editor of "Man Against Poverty: World War III" and author of a number of articles dealing with community economic development, will assist in developing strategies for urban community economic development. Sheldon Greene, General Counsel of California Rural Legal Assistance, will assist in developing rural strategies.

THE NEED

The first effort of the Project's economic development staff has been to determine what legal and quasi-legal problems are being encountered by community groups and Legal Services lawyers working with them on economic development activities. In July, the Project undertook an assessment of local economic development activities. This included numerous meetings with community groups such as the Oakland Economic Development Council and the East Oakland Fruitvale Planning Council, with Oakland legal services lawyers, and with organizations promoting economic development on the part of minority group individuals. In October, initial contact was made with approximately 40 community groups at an Information Exchange in Boston sponsored by the Cambridge Institute. Interviews were conducted in person wherever possible or, where this was not feasible, by telephone,

with Legal Services lawyers practicing in the economic development area in Philadelphia, Miami, Newark, New Orleans, Oakland, St. Louis and Cleveland. All of these lawyers are working under special economic development Target Cities Program grants from the OEO Legal Services Division. Messrs. Madway and Berg each spent several days meeting with community-based economic development groups in Cleveland, Detroit, Rochester, New York, Philadelphia and Washington, D.C. In addition to the Oakland groups, they have also been assisting the Latino Local Development Corporation, the Economic Opportunity Council and the Western Addition Project Area Committee, in San Francisco on a limited basis during the past few weeks.

The Legal Services lawyers interviewed commonly emphasized that most of the difficult questions on which they need help and advice concern such basic questions as the role of the lawyer relative to a community group commencing economic development efforts, how a lawyer can suggest economic development alternatives without arousing resentment against outside interference, how to structure a new group or reorganize an existing group in a manner best calculated to ensure the support of the community and to respond to its needs and desires, while providing a suitable operating vehicle. The questions that arise at this basic level include: should the community group create a "for-profit" or "not-for-profit corporation" to undertake overall economic development responsibility (?); should that corporation spin-off operating subsidiaries, and if so, should they be for profit or non-profit (?); what type of relationship should be established between the parent and the subsidiaries or the associated companies (?); how should that relationship be structured

to permit utilization of all or part of the profits generated by the subsidiaries or associated companies for vital community services (?); should there be community equity participation in the parent or the subsidiaries (?); how should Boards of Directors be structured in order both to maximize community control and tap technical and managerial assistance skills of members (?); what are the sources of funding for community-based economic development (?); are there programs of the Small Business Administration, the Economic Development Administration, Department of Housing and Urban Development and the Office of Economic Opportunity that can be fitted to the community economic development model (?); and how should all the questions outlined above be resolved in a manner to maximize the possibilities for access either to OEO Title I-D Special Impact funds or to funds available under other government programs (?).

A second mix of legal problems is encountered by lawyers for community organizations operating at a more advanced or subsequent level. These problems include how to leverage initial funding into substantially larger sums; how to obtain federal and state tax exemptions for non-profit corporations under Section 501(c)(3) and 501(c)(4) of the Internal Revenue Code and similar state law provisions; how to treat income from a profit-making subsidiary to a Section 501(c)(3) or (c)(4) non-profit parent; how to utilize loss and depreciation write-offs; how to offer shares in a community development corporation or associated company to community people without having to register the offering under the Federal or state securities laws, or, if that is not possible, how to register an offering.

On a third level, a few still more advanced economic development corporations and Legal Services attorneys working with them are organizing such undertakings as shopping centers, housing developments and large scale franchising operations, or, especially in the case of rural groups, obtaining government procurement contracts, and are dealing with the varied and complex legal problems involved.

Finally, at the Cambridge Institute's Information Exchange, a concensus was reached concerning what appears to be a compelling need of economic development organizations: the establishment of a central clearinghouse to provide information regarding developments in Washington (i.e., proposed legislation, new programs, key government and private personnel), to circulate information regarding the experiences of individual community economic development efforts, to monitor the activities of resource centers to ensure that they are responsive to the felt needs of community groups, and to recruit teams of individuals with community economic development experience and special expertise in important problem areas to spend a week or more with organizations that require such assistance. The participants unanimously adopted a resolution calling for the establishment of a national association of community economic development organizations, headquartered in Washington, to undertake these functions. This Project shares their view that Information Exchange services are vitally needed.

The foregoing discussion is intended to provide a brief summary of some of the legal and quasi-legal problems on which assistance is needed to facilitate community economic development. The framework within which this Project feels it can begin to deal with these problems is as follows.

THE PROGRAM

There are a number of possible alternative approaches to meet the needs outlined above. These range from rather theoretical explorations of legal and quasi-legal problem areas to concentrated assistance to a few organizations in developing solutions to specific problems.

The difficulty of the strictly theoretical approach is indicated by the materials recently produced under the direction of the Practicing Law Institute pursuant to a grant from the Economic Development Administration. In producing its "Manual for Economic Development Corporations" PLI contracted for the services of private practitioners in the several areas explored. Few of its authors had prior experience in working with community-based economic development groups. In consequence, the PLI present draft falls short of the mark in that it is not a detailed, practice-oriented handbook for dealing with the legal and organizational problems encountered in building and carrying forward a community-based economic development effort. It fails to provide step-by-step guidance for the development of creative solutions to those problems. The materials are, however, generally well written, serviceable introductions to many of the legal-business problems that a practicing lawyer encounters in working with economic development, and can be used to alert Legal Services lawyers to the existence of such problems. But to develop a more useful body of practice-oriented materials, the task must be carried several steps further. Sufficient analysis must be offered at each level of decision-making to realistically guide in the selection among alternative solutions to such questions as those outlined above, and forms and legal memoranda must be included where appropriate.

A second approach for the Project might be to direct all of its activities towards developing a limited number of hypothetical community-based economic development models and taking each of those models through various developmental stages. Such an approach might involve postulating two model economic development corporations, one for profit and the other non-profit, building in assumed community control elements, obtaining appropriate tax exemptions in the case of the non-profit, locating sources of initial financing, spinning-off subsidiaries, establishing a relationship between parent and subsidiaries, leveraging initial funding, structuring specific undertakings, etc. On the basis of conversations with Legal Services lawyers and representatives of community development organizations, however, the Project feels that the legal and practical considerations involved in community-based economic development are not yet sufficiently recognized and clear to permit useful overall models to be developed. Any such undertaking at this early point runs a very high risk of resulting in sets of neat, finely drawn abstractions that are of more academic interest than real assistance to practicing lawyers.

Finally, the Project might concentrate on assisting four or five funded community development corporations in meeting specific problems. This approach has been rejected because it fails to respond to the need for practice-oriented materials and does not take into account the requirements of Legal Services lawyers working with groups seeking seed capital.

The approach developed by the Project in providing backstopping functions for Legal Services lawyers in the housing area was an attempt to accommodate a range of varying needs by: (i) developing specialized

staff competence, (ii) testing approaches through pilot projects, (iii) based upon actual experience, preparing strategy-oriented practice materials, and (iv) disseminating strategy recommendations and information by means of various written materials and workshops and by case-related assistance drawing upon the materials it will develop.

The program we have developed for economic development is similar and consists of: (1) support of Legal Services attorneys, especially those in Target Cities offices, in working with organizations seeking to engage in community economic development activities, (2) close assistance to one established urban and one established rural community development corporation, (3) close assistance to two or three San Francisco Bay Area organizations attempting to structure and fund community economic development programs, (4) counsel and support to the proposed association of community economic development organizations, which we believe can play a significant role in encouraging an expansion of economic development efforts, and (5) selected research and writing, described below, intended to result in practice-oriented materials.

(1) Support of Legal Services Attorneys--One staff attorney will backstop Legal Services lawyers, especially those in Target Cities offices or practicing in the economic development area. His goal will be to assist Legal Services lawyers in acting as all-purpose promoters, idea men, leg men and counsel to community leaders seeking to make maximum use of available resources. The approach developed by Burt Griffin in the Legal Services economic development effort in Cleveland will provide the model for this aspect of the Project's activities.

The Project is now assembling a packet of materials, consisting of law review articles, Government publications and selections from the PLI draft manual, which will be sent to all Target Cities offices. This packet will be accompanied by a letter describing each publication enclosed and pointing out that the material was selected with a view to encouraging Legal Services attorneys to think about economic development strategies, methods for relating to community groups and some of the legal problems that will be encountered at this basic level of activity.

The letter will request those attorneys to set forth in some detail their individual economic development experiences and problems. These responses will provide the basis for structuring a conference of Target Cities Legal Services attorneys to be held in Cleveland in mid-January. Burt Griffin has offered to meet with the conferees and to offer comments and suggestions, based upon the Cleveland experience. The responses will also provide the basis for the preparation here of a memorandum detailing strategies both for structuring community development corporations in a manner that will ensure responsiveness to the community and for seeking initial funding. Arthur Blaustein and other staff members from the Housing Law Project will assist in the preparation of this memorandum and the Project's work product in this area will provide one of the principal areas of discussion at the Cleveland Conference.

The Project will provide backstopping to Legal Services lawyers on a continuing basis. Thus, for example, many of them will at some point seek to qualify a community development corporation as a tax exempt organization under Section 501(c)(3) of the Internal Revenue Code.

With the assistance of law school faculty members, the Project will prepare a memorandum for distribution to all Legal Services offices and community groups detailing the steps in obtaining exemptions, with forms, and discussion of the limitations imposed on the activities of Section 501(c)(3) organizations. Similarly, materials will be prepared exploring selected problems of corporate structure, sources of initial funding and other areas.

(2) Support to Funded Groups--A second staff attorney, working closely with Messrs. Blaustein and Greene, will select one urban and one rural community development corporation presently funded but needing assistance in developing strategies keyed to local problems. It is assumed that such groups will already have local counsel. The Project will work with local counsel on specific legal problems, particularly those of the kind discussed below.

The staff attorney will probably spend one week with each group reviewing its legal and operating problems and determining jointly with group personnel, where the Project's resources can best be utilized. Just as the Project's staff attorney working with Legal Services lawyers will put heavy emphasis on strategies for initial funding, the staff member working with funded groups will concentrate on devices for leveraging initial funding. Here also, law school faculty members and business school faculty will assist in developing materials on selected problems in the areas of leveraging techniques and strategies, securities law, Small Business Administration and manpower training programs, urban renewal as an opportunity area, uses of loss and depreciation write-offs

under the tax laws, and on specific project undertakings, such as development of shopping centers and manufacturing facilities.

(3) Bay Area Organizations--The two attorneys whose responsibilities have been outlined above have also been working with several San Francisco Bay Area organizations presently planning economic development projects. They have attempted to outline various economic development possibilities and have assisted in the preparation of proposals to OEO for planning grants under the Title I-D Special Impact Program. With the addition of a third staff attorney, support and assistance to those organizations will be intensified.

(4) Assistance to the Proposed National Association--The staff attorney who will work with funded groups is assisting in the formation of the national association of community development corporations. The Project has been asked to serve as counsel to an ad-hoc committee selected by the participants at the Cambridge Institute's Information Exchange and charged with the responsibility for laying the ground work for the association. The committee plans to hold its first series of organizing sessions at the offices of the Project in Berkeley on December 4-6. The Project will use the opportunity to explore with the participants areas of optimum research, in terms of their felt operating needs. This will be the first exchange, to be followed by continuing interchanges with members of the association regarding the most important areas of need. In developing its materials, the Project will try, wherever possible, to work with a community group or Legal Services lawyer faced with the problem involved.

(5) Preparation of Practice-Oriented Materials--On the basis of continuing interchanges with members of the association and close sup-

port to two funded groups, to organizations in the San Francisco Bay Area and to Legal Services attorneys, the Project will select specific subject matter areas in which to develop practice-oriented materials. Conversations with community groups and lawyers point up an immediate need for guidance regarding sources of initial funding and techniques for leveraging financing. Strong interest has also been indicated in the areas of government contracting, securities law and corporate structure. Accordingly, the third staff attorney, in addition to assisting the other two in servicing Legal Services lawyers and funded groups, will also be heavily involved in preparing materials on issues within those broad subject matter areas. Whenever possible, issues to be focused on in connection with assisting funded groups, Legal Services lawyers and local organizations will be selected with a view toward the preparation of materials which have maximum utility for lawyers and groups across the country.

As soon as materials on any particular issue reach a point where they are useful to more than a few individuals, they will be distributed in loose-leaf form to lawyers and community groups generally and supplemented as further materials are produced. Ultimately, one of the Project's goals is to produce a comprehensive practice-oriented manual for lawyers working in community economic development similar to the manual produced by the Project in the housing area.

SUMMARY AND CONCLUSION

The immediate activities of the Project will be concentrated in the following areas: (1) materials, including a strategy memorandum, will be prepared and distributed and all arrangements will be made

for a mid-January conference in Cleveland of Legal Services attorneys from Target Cities offices; (2) communications between the Project and attorneys in those offices regarding advice and strategies on specific local problems will continue; (3) a relationship will immediately be established between the Project and one urban and one rural community development corporation and by mid-January, visits will have been made to such groups, specific areas for Project assistance to them will have been agreed upon, and work on those areas begun; (4) preparations for a conference of the committee selected to establish a national association of community development corporations will continue, that conference will be held in Berkeley in early December, and steps necessary to incorporate the association, obtain its tax exemption and prepare proposals for permanent funding will be taken; (5) efforts will be initiated to encourage application of the recently announced Minority Enterprise Small Business Investment Corporation program ("MESBIC") to community-based economic development; and (6) assistance to local organizations will be continued and a special effort will be made to assist those organizations in formulating economic development plans keyed to urban renewal and Model Cities Programs.

The Project's long range activities will be in the following areas:

(1) Materials dealing with manpower and managerial training and assistance programs will be distributed by February 15th;

(2) A selected, functional, annotated bibliography of government publications, books, law review and other articles dealing with legal and quasi-legal problems of economic development will be distributed by March 15th;

(3) Materials, including forms, dealing with basic problems of corporate structure will be distributed by March 15th;

(4) On the basis of an evaluation of public and private sources of financing, a memorandum detailing strategies for obtaining funds will be prepared and distributed by April 1st;

(5) A memorandum setting forth opportunities in government contracting, including Small Business Administration programs in this area, will be prepared and distributed by April 15th; and

(6) The first of a series of memoranda, materials and forms dealing with problems of leveraging financing, including securities and taxation problems, will be distributed by May 1st.

The Project's ability to meet the target dates suggested above may be affected by its performance of two additional important functions:

(1) As new programs are announced, such as the MESBIC program, or new problems arise, such as passage of the pending tax legislation, with its potentially far-reaching implications for community development corporations, the Project will immediately undertake both to advise lawyers and groups with respect thereto and to work with any federal agency or department charged with responsibility for implementing such programs; and

(2) The Project will attempt to meet, to the greatest extent possible consistent with established goals, requests for advice and assistance from Legal Services offices and groups other than those with which it is working directly.

Finally, the Project will work for the following long-range goals:

(1) Develop far-reaching strategies for injecting substantial amounts of private and public funds into community-based economic development;

(2) Where appropriate, seek to obtain Public Rulings and Regulations from federal agencies such as the Internal Revenue Service and the Securities and Exchange Commission, on issues of importance to community-based economic development;

(3) Produce a complete, practice-oriented manual for lawyers and others working in community economic development; and

(4) As community development corporations mature, introduce them to some of the creative, sophisticated legal techniques now utilized by large conglomerate corporations.

The foregoing statement represents our best present thinking regarding a comprehensive plan for beginning to meet the needs of Legal Services lawyers and legally-oriented needs of community groups working in economic development. We believe that the plan is adequate to meet immediate requirements and sufficiently flexible to permit alteration as our assessment of those requirements matures.

11/21/69

David T. Rowlands, Urban Real Estate Research
Urban Land Inst. (Washington, D.C., 1959)

Arthur C. Chmyztell
Mon. 76-3-1112

self-sufficient local market, and (6) a mortgage market for the parent city in a metropolitan area. One study describes the urban mortgage market as a whole at the beginning of the postwar period and another examines the possibility that the extent of the use of the housing programs of the Federal Housing Administration and the Veterans Administration may depend upon the structure of the local mortgage markets. The secondary mortgage markets have received some attention, and rather intensive studies have been made of the governmental institutions operating in either the primary or the secondary mortgage markets. Studies of the demand side of mortgage markets tend to be less adequate than those of the supply side. Studies have been made of the sources of funds for the real estate markets and the growth of mortgage debt. The latter studies have developed more refined data.

Some significant work has been done in analyzing the inter-relations of general factors in the economy and the supply of funds for the financing of real estate. The long-run prospects for capital growth in residential real estate have been examined. A beginning has been made in appraising the effects of monetary policies on the activities of the real estate and mortgage markets. Analysis has been made of the relation of cyclical fluctuations in economic activity and the mortgage lending activities of life insurance companies.

Research in the investment experiences of owners of properties is very inadequate. The possibilities of developing fairly intensive studies of experience with real estate investments have been demonstrated in two studies on investment returns and in one recent study of the problems of expanding investment in rental housing.

Housing

The amount of research in housing, even if research in housing finance is excluded, is larger than in any other area of real estate. It would indeed be surprising if this were not so for public attention has long been directed to the problems in this field of real estate activity. Numerous agencies, private and public, have been concerned with the improvement of housing conditions, the production of new housing, and the development of housing policy. In addition, housing presents problems of public administration, sociology, economics, and business administration. The variety of research topics reflects this diversity of interests.

The most extensively developed phases of housing research are those dealing with the market for housing and the provision of housing for minorities, with the amount of work in each being about equal. More than three-fourths of all housing research, if research in housing finance is excluded, is in these areas. The remainder of the research is a miscellany of the forms of business organization supplying housing, the economics of design and construction, and public housing.

The collective research on housing and housing finance has given good description of the organization and practices of the institutions created by the federal government to aid in the production and marketing of housing. Specialized work of the field has included intensive studies of the experience of two of these institutions. The conflicts of methods and goals of the various agencies are described in a number of sources. An excellent study has been done on the impact of government upon the financing process.

Research in housing markets, on the whole, has paid too little attention to the structure of the market. Some significant work has been done in exploring the theoretical aspects of the market, but it is probable that the inadequacy of available data has limited the development of many useful types of inquiry. Work on the theoretical aspects of the market has explored the problems of delineating housing market areas. Analysis has been made of the pattern of local housing market areas on a national and a regional basis, showing the indications of their future development. Some attention has been given to the nature and importance of analysis of submarkets for housing. The submarkets considered have been those of ownership and rental of single-family dwellings and the rental of multiple-family structures. The need for pressing investigations of these is very clear, especially in the rental markets, but the need for study of other classifications of submarkets is important in any study of movements of real estate prices. Studies of real estate prices, either of housing or other types of land use, have been small in number and have not gone as far as it would be desirable to go in analyzing the price movements within the submarkets of housing. More studies of the causes of the long term changes in the housing inventory of areas of communities would be useful in expanding our knowledge of housing markets. One study, designed to identify the materials and techniques needed for such analyses, has been made of the housing market behavior in a declining area in the hope that it could serve as a prototype for a series of such studies.

On the demand side of the market, advances have been made in developing our knowledge of the composition of demand. Analysis has been made of the interactions among variables entering into the determination of a house rent bill. Factors involved in the effective demand for housing have been studied in a few markets. Studies of open-occupancy and of the racial characteristics of potential occupants for a large-scale redevelopment have dealt with important features of demand in large urban markets.

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Considerable is known about the way demand expresses itself in the market, but we do not know the relative role of the factors underlying demand. For example, the effects of price, architectural style and shifts of population on the demand for housing are not really known. Much more intensive work is needed in this area.

The number of studies primarily concerned with the method of conducting housing market surveys in individual market areas is small, but the data and organization used in forecasts of demand by governmental agencies and business consultants reveal general method. The relative importance of the factors involved in making typical estimates of demand is not generally shown. This is as true of analyses of demand at the national level as at the local level. Studies of this type could be expected to point up the problems of getting adequate data and of developing warranted assumptions for forecasts. Enough short-term forecasts of demand should now be available to permit such study.

Significant study has been made of why families move, what people want when they buy a house, and the factors that motivate purchasers to buy homes. Further development of work on the motivations of purchasers in making the decision to purchase rather than rent and to deal in particular properties could add to an understanding of demand for specific types of property. Too little is known about the influence of geographic differentials and the stratification of the housing market. The recent census monograph on housing space utilization has added depth and breadth of knowledge about the way in which housing requirements are met in the market. Consumer expenditure studies show what has been spent for shelter.

Research in the problems of the consumer in the housing market has not been extensive. Such research could be expected to increase knowledge of the functioning of the housing market. Consumer wants within a range of prices are not appraised. Analyses of demand could be strengthened if the order of priority consumers give to shelter by price ranges could be determined. Studies made of costs of home ownership are usually limited in two ways. They are based on the data of a single locality and a point of time. Thus the results may or may not be typical of the costs found in markets generally.

Good analytical work has been done on the way in which housing filters through the market. The problems of measurement of filtering in the housing market have received some consideration. There is still to be developed an adequate explanation of how a dwelling unit moves through the market over a period of time.

Research on public housing focuses on tenants, jobs, housing needs, and the relocation of tenants from the sites used for public housing. Studies occasionally touch upon the relationship of public housing and the private housing market; but investigation is not extended to the study of their effects, if any, on the value of properties in the neighborhoods where projects are located.

On the supply side of the market, research studies have examined the efficiency of the industry that produces new housing, the breadth of the housing market, the fluctuations of housing production, and the effect of large-scale production on cost and on product variety. Studies of prefabrication of housing have their focus on the problems of marketing the product. In one of these studies an evaluation is made of the marketing program for the industry. Another study describes the operation and function of both the manufacturer's sales division and the dealer force in the marketing of prefabricated houses. The latter study also analyzes such factors as pricing, terms of sale, service to consumers, and public acceptance of such houses.

A good deal is known about the existing stock of housing, new construction, and the processes of production of housing, but the methods by which the supply can be adapted to the needs of the market have not been explored sufficiently. A large part of the inventory of rental housing was not produced directly for the rental market. It is a by-product of changing market conditions and changed purposes of the owner. The factors affecting the production of rental properties are seldom examined.

The techniques for the development of rental housing have been studied against the background of Swedish experience and one important appraisal has been made of the decline in apartment building during recent years. The latter study examines the prospect for increasing the supply of this type of housing accommodation in the next twenty years. In this study an examination is made of policies that will facilitate investment and of policies designed to broaden the market for rental housing.

The cooperative form of business organization has been advocated from time to time as a means of reducing the costs of ownership. Existing literature leaves some question about the extent to which the economies usually imputed to the cooperative form of ownership are in reality economies from the form of ownership. Although some investigations have been made of the causes of success and failure of projects developed through this form of business organization, the role of the cooperative in the housing market is not clear.

Research on minority housing deals almost exclusively with the housing problems of the nonwhite population. The studies examine the difficulties of obtaining housing for minorities, the demand for housing in racially mixed areas, the functioning of the

David T. Rowlands, Research Monograph 1 (Urban Land Institute) (Washington, D.C., 1960) pp 13-15

housing market in the process of developing a pattern of open-occupancy in public and private housing developments, and the influence of the race of the occupant on real estate prices.

In the analysis of demand for Negro housing, as in the analysis of demand for housing by other minority groups, the relative importance of the components of demand must be ascertained. Recent studies have made important contributions in identifying the special factors operating in the markets for racial housing. These studies have included analysis of the reasons for success or failure of more than seventy new, private housing developments for Negro occupancy and the experience of a number of private housing developments open on initial occupancy to members of all races. Case studies of the factors affecting demand for housing in racially intermixed areas of a city have been made.

Studies on property values and race have been conducted in seven major cities, well distributed geographically. They have with one exception dealt with single-family homes. The influence of race on values in multifamily housing has been neglected. The studies which have been made of single-family homes point to the conclusion that the influence of race on real estate prices may vary with different rates of absorption of space by a minority race or by the stage of development of the transition from one set of occupants to another. While the studies of empirical data have revealed the identity of significant factors in demand they have not given an adequate basis for prediction of demand. Important contributions can be made to the analysis of demand for Negro housing if more can be discovered about the factors other than race that may be involved in the price of shelter in areas of mixed occupancy. Studies of demand from various minority groups in terms of income and the propensity to spend for housing are among those needing further development.

Industry and Its Location

In contrast to research in other areas of real estate, studies of the location of industry are rich in general theory. The body of general theory has grown out of the efforts to explain the nature of industrial growth and the forces that make for economic development. Analysis has been focused on the arrangement of economic activities over geographic regions, although important studies have been made of the geography of cities. Significant contributions have been made to the development of systematic location theory. The nature of economic regions has been subjected to rigorous analysis. The more recent work has sought to integrate explanations of industrial location, market areas, land use, trade, and urban structure into a general theory of location of economic activity.

The excellence of the work in general theory does not mean that the research relating to industrial location is well rounded. The major contributions have originated with geographers and economists interested in general locational theory. It was natural, therefore, for the region or large areas of land use to become the basis of analysis.

The point of view of regional analysis is only a starting point in the development of an understanding of the important real estate problems of planning and developing land use. Regional analysis gives a general picture of the growth of a region, but it does not tell much about land use problems at the local level. General locational theory has limitations at the level of the metropolitan area. It can indicate fairly satisfactorily the standard metropolitan area in which a firm can best locate, if land is available. However, it does not reveal where, in standard metropolitan areas, land is available or the nature of the land uses surrounding available land. Measures of regional growth may be important to those who must make a choice of areas with greatest potential for growth, but the decisions of management in selecting sites must deal with the location within an area in which the particular business firm or activity is to be situated. Even economic base studies for local communities have made less of a contribution to the understanding of the patterns of location of industry than might have been expected.

Studies at regional and local levels are likely to require a different approach. Studies of regions are based on questions of efficiency. Efficiency revolves about transportation costs, the availability of power, and the costs of labor and therefore is readily amenable to economic analysis. On a local level, say within a metropolitan area, economic efficiency in connection with such matters as the cost of land and local street patterns is important, but consideration must be given to many variables that are noneconomic in their nature. The identification of the significant variables and the values to be assigned in the decisions to locate industry is a virtually uncharted area of research. Some of the pieces of the pattern of industrial location are being put together by planners. The relevant variables are undoubtedly numerous and a good deal of work will be required before an adequate theoretical structure can be developed for the local pattern of industrial land uses. Before it is put together, better and more extensive work will need to be done on the elements that enter management's preference for particular sites.

Locational theory is weak in the dynamics of land use at the local level. The economic base studies have contributed data but not much analysis of the problems of site selection at the local level. The study of the dynamics of land use has largely ignored the local real estate situation and the character of surrounding land uses as factors in decisions to locate at a site. Emphasis on the regional approach to the study of industrial location does not permit adequate

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SIX GOALS for a program of low-income housing

Anticipating that 1964 to be a year of major Congressional action the housing and renewal field, NAHRO's Housing ion, in the fall of 1962, d one of its committees the job of analyzing the past 25 years of public housing experience d coming up with some commendations as to how public housing formula ight best be adapted to fill the still largely of low-income families, taking into account day's social and economic ditions. The committee's port was reviewed by the HRO Board of Governors in May and approved for arization in the JOURNAL. *The Board's action reflected the view that the issues at stake h far-reaching importance that Association bers should have a chance to study the proposals; to criticize or t on them; and then to be prepared to act on a final of recommendations when come before the biennial meeting of members in Denver in October.*

The summary that rs on the following pages will continue in the next was prepared for JOURNAL *by MARY K. NENNO, HRO's Assistant Director for Housing.*

The committee that worked the recommendations and the basic report is headed Ira S. Robbins. Serving him are Lawrence M. Cox, Charles L. Farris, M. B. field, Robert D. Sipprell, Sofge, Robert T. Wolfe.

1. Volume

A low-income housing program should be of sufficient volume to have a major impact on reducing the number of low-income families living in unsatisfactory housing and should be focused to serve the housing needs of the different types of low-income families common to the 1960's.

Contrary to past experience, the low-income housing program should be recognized as an integral part of economic and housing policy on the national level and of total community planning on the local level.

2. Flexibility

A low-income housing program should be geared to complement the processes and buttress the weaknesses of the private housing market and to assist local communities in responding to critical or emergency housing needs. The existing public housing program should be continued and given more flexibility. Additional methods of financial assistance should be authorized to assist those low-income families whose needs cannot be met by the present public housing formula.

3. Quality

All publicly-assisted low-income housing should be an attractive asset to the neighborhood and community in which it is located and should recognize the essential dignity of any American who occupies it, whatever his income. Opportunities should be provided for low-income families to find adequate, well designed housing in a variety of neighborhoods. These results are obtainable without the use of extravagant materials and design.

4. Social Services

Good housing is one of the necessary components of a national effort to eliminate poverty and deprivation from American life. In addition, services in the areas of health, education, employment, homemaking, and family adjustments are necessary if a family is to permanently overcome the reason for its low-income status. A partnership should be developed between the low-income housing program and other agencies supplying services to the low-income family.

5. Organization

Because of its importance to the national well-being, a program of low-income housing should have an important place in the federal housing organizational structure. Functions relating to low-income housing now performed by a variety of agencies, should be re-examined in terms of a more coordinated operation. On the local level, a similar coordinated operation should be established in an agency that represents the public interest and serves as a resourceful vehicle for meeting the community's low-income housing needs.

6. The Future

One of the prime ingredients for a successful low-income housing program is a means of keeping in touch with changes in social and economic climate and in the shifting needs of low-income families. Provision should be made for maintaining a continuous study of current trends, so that program philosophy and program direction can be accommodated to these trends.

25 RECOMMENDATIONS for reaching NAHRO's six goals for a national program of low-income housing

RECOMMENDATIONS FOR REACHING GOAL 1

Volume

a—A low-income housing program should be recogni[illegible] an integral part of national economic policy and lo[illegible] programming should be undertaken to insure p[illegible] toward desirable goals in a variety of economic c[illegible]

b—Provision should be made in all Community R[illegible] Programs (CRP's) undertaken with grants from the [illegible] Renewal Administration for adequate surveys of low-i[illegible] housing needs, as well as the relationship of these [illegible] to the private housing market. In localities without C[illegible] or where CRP's will not provide data for low-income h[illegible] programs, funds should be made available under S[illegible] 701 of the Housing Act of 1954 for local housing auth[illegible] to conduct such studies.

c—A full-scale, comprehensive study should be undert[illegible] of the types of low-income families who need housing a[illegible] ance in the 1960's, including, but not limited to, t[illegible] families living in physically deficient housing.

d—For the fiscal years 1963-65, it is recommended t[illegible] annual contributions of the public housing program [illegible] extended by 100 million dollars to provide for the con[illegible] tion or rehabilitation of approximately 140,000 ho[illegible] units for low-income families. This rate is based on cu[illegible] reservation and demand for public housing by local [illegible] munities and represents about 5 per cent of total an[illegible] residential production.

Additional authorization of assistance funds by the fed[illegible] government should be based on a more refined analysis [illegible] the volume of production or rehabilitation, needed to [illegible] attain Goal 1 as stated above; (2) allow for the rehou[illegible] of families displaced by urban renewal and commun[illegible] development; and (3) reflect the potential demand for n[illegible] methods of low-income housing assistance.

e—The adaptation of the public housing program to t[illegible] needs of large families of low income (six person[illegible] more), should be particularly re-examined.

RECOMMENDATIONS FOR REACHING GOAL 2

Flexibility

a—A concerted effort should be made to gear a great[illegible] proportion of the public housing program to rehabilitati[illegible] of existing structures.

b—Tenants should be allowed to purchase public housi[illegible] apartments either individually or on a cooperative or co[illegible] dominium basis, under appropriate circumstances.

c—The present housing act should be amended to eliminat[illegible] the 20 per cent gap requirement between admission rents [illegible] public housing and the lowest-priced units available on t[illegible] private housing market. The statute should only requi[illegible] that public housing rents be below the point at which the[illegible] is a substantial supply of standard housing available on t[illegible] private market.

d—Loans and/or grants should be made available to low-income home owners to enable them to rehabilitate th[illegible] deteriorating houses.

e—Financial assistance should be given to low-income

nable them to occupy newly-constructed or ated private housing.

ssistance should be given to low-income fami- them to participate in mutual-help housing

sion of the Housing Act of 1949, as amended, the acquisition of urban renewal land for ome developments (Section 107-b) should be public housing and to other types of low-income lopments.

public housing development is scheduled *out-* ially designated urban renewal area, it should r the same federal assistance in the write-down rance costs as now applies to urban renewal

milies are displaced by any public action, they access to relocation payments and assistance manner as provided for displacees from Title I wal areas. Specifically, such payments and hould be made available to persons and busi- laced by public housing activity; local housing should have access to relocation funds to carry unctions.

ent annual contributions formula of the public ogram should be amended to provide for the housing authorities of the full annual contri- mitted by statute, under Section 10(b) of the Act of 1949, as amended. Residual receipts after operating costs and required debt service should le to undertake necessary modernization of older velopments or to make prepayments on existing bt.

MMENDATIONS FOR REACHING GOAL 3

Quality

itive statement should be added to the declaration of the Housing Act of 1949 expressing the for good design in publicly-assisted housing and wal.

national statutory limitations on room costs for of public housing should be eliminated. In a formula should be sought for achieving good nical public housing design that would have ty for different sections of the nation, would ional differences in construction cost levels, and nize the special needs of such low-income house- elderly and large families.

MMENDATIONS FOR REACHING GOAL 4

Social Services

itive statement should be added to the declaration of the Housing Act of 1949 recognizing the place of the low-income housing program in the nal effort to improve the status of low-income

b—The powers and responsibilities of the present Task Force on Social Services of the Public Housing Administration and the Department of Health, Education, and Welfare should be extended and placed on a permanent basis. A newly-organized "Coordinated Services Office" should be given qualified professional staff at national and regional levels in both PHA and HEW. In addition to a mandate to investigate the ways of bringing HEW-supported services to public housing tenants, this Office should be charged with the responsibility of exploring the ways in which essential services in the area of health, education, employment, homemaking and family adjustment can be most effectively combined with a housing opportunity for low-income families. The prime goal of such a coordinated services program should be to eliminate dependence and to promote initiative and self-reliance.

RECOMMENDATIONS FOR REACHING GOAL 5

Organization

a—The present Public Housing Administration, under a more appropriate title, should be the federal agency to administer a variety of assistance methods aimed at bringing good housing to low-income families.

b—On the local level, the local housing authority should be the key agency to receive low-income housing assistance funds from the federal government. In addition, to adequately fulfill its role in meeting critical and emergency housing needs in the community, the local housing authority should be made an eligible sponsor under the Federal Housing Administration's 221-d-3 program for moderate-income housing and the Section 202 program of direct loans for housing the elderly.

c—The possibility of granting federal low-income housing assistance directly to nonprofit organizations in a local community should be fully explored.

d—Careful consideration should be given to the ways in which local housing authorities can consolidate into county or regional authorities, or how large housing authorities can serve contiguous areas, in an effort to establish an effective administrative means of rendering low-income housing assistance *outside* metropolitan areas.

RECOMMENDATIONS FOR REACHING GOAL 6

The Future

a—A fund of 5 million dollars should be made available to the Public Housing Administration and to local housing authorities to make a current appraisal of the effectiveness of the public housing program as related to existing low-income housing needs. On the federal level, the study should include a full-scale survey of the types of low-income families who are characteristic of the 1960's, these facts to be correlated with an analysis of their related housing needs. On the local level, such analysis should include an evaluation of 25 years of operating data and experience on all aspects of public housing development and management. Such funds should remain available until expended.

b—A proportion of the current annual budget of the public housing program should be earmarked for appraisal and evaluation of operating experience and for continuing studies of the changing housing needs of low-income families.

TIME IS RUNNING SHORT ON THE NATION'S EFFORTS TO PRODUCE AN ADEQUATE SUPPLY OF LOW-INCOME HOUSING.

But current pressures are building to end the stalemate between the overwhelming need that has long been apparent and the lack of impetus for full-scale action.

There are some stark facts on housing to confront a nation living in an economy of abundance. One-fifth of the population—36 million persons—is living in housing that is either dilapidated, deteriorating, or lacking basic plumbing facilities. Over three-fourths of the nation's deficient housing is occupied by households with annual incomes of less than $5000.

But recognition of the staggering proportions of the need has not been enough in the past to spark an effective effort to alleviate it. Low-income housing need has been around for a long time; it has been on the national conscience for at least 30 years. Pressures for action to tackle the need on a massive scale in the 1960's result from four major and converging forces.

Pressure No. 1

The *first* pressure for action emanates from the growing determination of American communities to do something about their economic decline with aggressive programs of urban renewal and development. Major renewal activity is focused on the core areas of cities and their central business districts, constituting the economic heart of metropolitan areas. **These city core areas are the centers of residential as well as commercial blight. And herein lies the conflict.** To move forward on the renewal of central city areas requires that something be done about low-income families. Many of these low-income families occupy blighted housing in the areas that renewal planning has scheduled for clearance. Under the requirements for relocation that the renewal program imposes, they cannot be bypassed or ignored. Some way must be found so that substantial numbers of them can achieve good housing. Helped along by a sound housing program, these low-income families can become spurs instead of roadblocks to community renewal efforts.

Pressure No. 2

Related to this first pressure but constituting a separate and *second* pressure to get action on a program of low-income housing, is the **growing preoccupation of local communities with social unrest.** This unrest is reflected in chronic unemployment, school drop-outs, racial tensions—and a myriad of conditions resulting from lack of training and job opportunity among low-income families. Most local communities are currently grasping, almost desperately, at all kinds of devices for doing something about these social conditions. In the process, they are finding that low-income housing must be related to all of these efforts. They are recognizing that the dwelling and the neighborhood are major influences on how the low-income family works out its frustrations and hopes.

Pressure No. 3

The *third* major pressure for action on a program of low-income housing comes from the awakening of the American conscience to the incongruity—and the innate injustice—of poverty and deprivation in the midst of an unparalleled American prosperity. There is an emerging determination to knock down the economic, social, and physical barriers that bar the way to many Americans who seek to partake of a just share of the national plenty. [illegible] essential component of this [illegible] nation was expressed in the H[illegible] Act of 1949—a statement th[illegible] on new meaning in the curr[illegible] tional mood: "the goal of a [illegible] home in a suitable living [illegible] ment for every American fami[illegible]

Pressure No. 4

Finally, the *fourth* major [illegible] underlying the pressure for a[illegible] a program of low-income ho[illegible] that the federal authorizati[illegible] the public housing progr[illegible] reached an end point. Recent [illegible] from the Public Housing A[illegible] tration indicate that the [illegible] dwelling units authorized u[illegible] Housing Act of 1961 are abo[illegible] mitted. Indeed, the prospe[illegible] the requests of many com[illegible] for public housing assistan[illegible] have to be cut off in mid-stre[illegible] time during the fiscal year [illegible] 64. Which marks an ironi[illegible] of events: just when an i[illegible] momentum of interest and en[illegible] for public housing is bein[illegible] fested, applications may ha[illegible] refused. In any event, whe[illegible] struction is completed under [illegible] rent authorization, there will [illegible] 600,000 public housing un[illegible] management; this is just sli[illegible] 1 per cent of the total hou[illegible] in the nation. Put anoth[illegible] there will be one public [illegible] unit for every 21 deficient [illegible] units recorded at the time [illegible] 1960 census.

1964 Congress

All of these four major pressures ...tion will come to a focal point the 1964 session of the Congress. ...that session, Congressional hous... leaders have indicated that major ...ideration will be given to housing ...urban renewal legislation—and, particular, to a program of low-...me housing.

It can be anticipated that the struc... of the low-income housing pro... that comes out of Congressional ...ion will be shaped, to some ex..., in response to the critical pres... that have been discussed above. ...re is both encouragement and ...ger in this prospect. These pres..., to a large extent, arise out of ...e elements of the low-income ...sing need that are most concen...ted and obvious: the needs of the ...y lowest income families residing the center cores of the metro...litan areas of America. While there ...no question of the urgency of this ...d, at the same time, it should be ...ognized that 55 per cent of the ...tion's deficient housing is located ...side metropolitan areas. In addi...n, it must be recognized that the ...d for low-income housing assist...ce, both within and outside urban ...nters, varies by family types and ...umstances. A careful examination ...st be undertaken to catalog the ...ge of needs, extending from ...e of the very lowest income house...lds, with incomes under $2000, to ...e families with incomes of $5000 ...$6000 at the upper end of the low-...ome range. A further considera...n that must be taken into account ...the fact that there are significant ...riations in the type and character ...housing deficiency.

Therefore, in determining the ...ucture of a full-scale program of ...-income housing assistance, there ...need for perspective from two ...les: *first*, from an intensive, ...ching examination of the low-...ome housing need, in all of its ...ts, as it exists in the 1960's; and, ...ndly, from an objective look at ...portion of this need that is now ...ng met—or might be met—by the ...ditional public housing formula—...by an adaptation of this formula. ...e low-income housing program ...t NAHRO would like to see the ...ngress adopt has been developed ...h this perspective in mind. The ...ix Goals"—and the supporting ...ommendations for reaching them ...s presented on pages 254-255 ...ke up the NAHRO formula for ...wing up 1964 legislation. Pre-

Table 1

DEFICIENT HOUSING IN THE UNITED STATES: 1960

Total Estimated Population in Deficient Units*	36,475,000
Total Population of the United States	178,464,000
Per cent of population in deficient housing	20

* Estimated on the basis of the median size of households occupying the four categories of deficient housing.

Total Deficient Housing Units	12,591,572
Total Housing Units	53,023,875
Per cent of total units deficient	23

		Per cent of total
Total Deficient Housing Units *Inside* Standard Metropolitan Areas	5,732,373	45
Total Deficient Housing Units *Outside* Standard Metropolitan Areas	6,859,199	55
Total deficient units	12,591,572	100

TYPE OF DEFICIENCY

	Total units	*Per cent of total*
Sound, Lacking Plumbing Facilities	3,379,784	27
Deteriorating, with All Plumbing Facilities	4,117,877	33
Deteriorating, Lacking Plumbing Facilities	2,825,931	22
Dilapidated	2,267,980	18
Total deficient units	12,591,572	100

HOUSING DEFICIENCY AND INCOME

Annual Income, 1959 **	*Deficient units*	*Per cent of total*
Under $2000	4,924,460	39
2000 - 2999	1,814,987	14
3000 - 3999	1,576,081	12
4000 - 4999	1,345,056	11
5000 - 5999	1,058,988	9
6000 and over	1,872,000	15
Total deficient units	12,591,572	100

** Income of primary families and individuals.

SOURCE: 1960 Census of Housing.

sented on the following pages is the factual base on which Goal 1 was established. Later JOURNALS will carry the facts that led to the formulation of the other five goals.

GOAL 1: SIGNIFICANT VOLUME

The magnitude of the need for low-income housing assistance is in dramatic contrast to the past production of the public housing program. It is obvious that a national effort must be organized that will make a major impact on the total need. One of the key factors in achieving such a large-scale effort is a consistent commitment to low-income housing by public policy-makers and by all sectors of the private housing industry.

Past Production Experience

Valuable insight can be gained by observing the place that the low-income housing effort has occupied in the total production effort of the past three decades. Public housing production has shown an extremely wide annual range since 1935, including a low of 1200 housing units in 1945 and a high of 86,000 housing units in the war year of 1941. Over the past five years, public housing (excluding Capehart housing for the armed forces) has averaged only 30,000 units annually. Public housing as a component of total residential construction has averaged only 2.8 per cent since 1957. The full reflection of public housing's isolation from the main stream of housing effort is shown in Table 3, where the record of conventional private residential construction is contrasted with government-assisted programs under the Federal Housing Administration, the Veterans Administration, and the Public Housing Administration in five economic periods. Peak years for the conventional construction, FHA and VA programs were in the economic growth period of the 1950's; the peak year for public housing was during the defense housing build-up for World War II.

Public housing for low-income families has never been linked closely with national economic goals, with housing production goals, or with total housing market considerations. The primary rationale for determining public housing production has been the total number of substandard housing units in the national inventory. Thus, the 810,000 units authorized in the Housing Act of 1949 were scheduled for a six-year period and were aimed at making a considerable dent in the substandard housing inventory. Yet, the full amount of funds authorized in 1949 were not appropriated until 1961 and production under the 1949 authorization is some eight to nine years behind the original timetable. As noted above, the number of public housing units constructed has never been related to forces in the private housing market and in the total economy; rather, the volume of public housing units has depended on how many dwelling units congressional appropriations committees would approve on a year-to-year basis.

There is increasing recognition that the public housing program cannot effectively operate in isolation from either general economic policy or private housing market conditions. In a report to the Administrator of the Housing and Home Finance Agency in 1960, Dr. Ernest M. Fisher of Columbia University stated: "The task for public housing and urban renewal, with resources which are necessarily limited, is to improve the housing conditions and housing standards of the maximum number of people. Effective results can be achieved only if a long-range and comprehensive program is developed for the use of limited resources in conjunction with and not in opposition to, other forces in the private market."

Past Goals

Additional insight into the relationship of a low-income housing program and national economic goals can be gained by examining the statements of purpose of the national housing acts, with their accompanying amendments, since the early 1930's. Prime objectives of the housing legislation of the 30's were: (1) general economic stability and full employment; (2) a high level of residential construction; and (3) special aid for low-income families. Economic growth, high housing pro-

and special aid for low- families living in blighted are still strong objectives of ent basic housing law, as through June 1961:

Congress hereby declares that eral welfare and the security nation and the health and standards of its people require production and related com- development sufficient to the housing shortage, the tion of substandard and other ate housing through the clear- of slums and blighted areas, realization as soon as feasible goal of a decent home in a living environment for every an family, thus contributing development and redevelop- of communities and to the ad- ent of the growth, wealth, and ty of the nation. The Congress declares that such production essary to enable the building try to make its full contribution an economy of maximum ment, production and purchas- wer . . ."

pite the relationship of eco- and housing goals set forth various national housing acts, relationship in practice has been from uniform. This is true of housing production as well as housing as the tool to aid low- families living in poor hous- Leo Grebler pointed out, in study for the National Bureau nomic Research, Inc., that the aneous pursuit of the goal of mic stability and the goals of production, slum elimination, ood housing for low-income involves some decisions on ties, particularly in the short

according to one view, the itment of the Federal govern- to aid housing and community ment is almost tantamount mpting this sector from the tides of economic fluctuations the idea of an ever-normal or easing housing output, or, at floor below which the govern- ill not permit residential build- fall, has found increasing . .

pposite view holds that the ment of better housing is subordinate to the larger ob- of stable economic growth . . .

ting value judgments such as annot be wholly resolved in

Table 2

PUBLIC HOUSING PRODUCTION, UNITED STATES: 1935-61

	Thousands of Dwelling Units *	*Per cent of Total Housing Starts*
[illegible]	5.3	2.4
[illegible]	14.8	4.6
[illegible]	3.6	1.1
[illegible]	6.7	1.7
[illegible]	56.6	11.0
[illegible]	73.0	12.1
[illegible]	86.6	12.3
[illegible]	54.8	15.4
[illegible]	7.3	3.8
[illegible]	3.1	2.2
[illegible]	1.2	0.6
[illegible]	8.0	1.2
[illegible]	3.4	0.4
[illegible]	18.1	1.9
[illegible]	36.3	3.5
[illegible]	43.8	3.3
[illegible]	71.2	6.4
[illegible]	58.5	5.0
[illegible]	35.5	3.2
[illegible]	18.7	1.5
[illegible]	19.4	1.5
[illegible]	20.4	2.2
[illegible]	25.5	4.3
[illegible]	33.2	3.6
[illegible]	22.1	1.4
[illegible]	30.7	2.4
[illegible]	38.5	2.9

* Exclusive of Capehart Housing, 1956-61

SOURCE: Housing and Home Finance Agency, *Housing Statistics*, Annual Data, April 1962

Table 3

HOUSING PRODUCTION IN FIVE ECONOMIC PERIODS, UNITED STATES: 1935-61

(Average Annual Starts in Thousands of Dwelling Units)

	Conventional	Federal Housing Administration	Veterans Administration	Public Housing Administration
[illegible] Depression	261.9	80.0	—	17.4
[illegible] Defense Period	294.7	188.7	—	71.4
[illegible] War	80.3	90.2	8.8*	3.9
[illegible] Prosperity	510.1	239.0	103.5	16.5
[illegible] Growth Economy	734.9	277.1	175.5	34.8
Peak Year	1959	1950	1955	1941
Low Year	1943	1935	1945	1937

* One Year only: 1945

SOURCE: Housing and Home Finance Agency, *Housing Statistics*, Annual Data, April 1962.

economic terms, but neither can they be reconciled without economic considerations . . .

"National housing objectives can only be achieved over a very long time . . . economic stabilization objectives, on the other hand, have a much shorter time horizon, and unremitting government support of housing at times of inflationary pressures can seriously interfere with the attainment of stabilization objectives . . ."

Experience under government housing programs since 1935, evaluated by competent observers, highlights the important fact that decisions affecting the multiple goals of the national housing acts have been made on an *ad hoc* basis to meet specific situations as they arose and became urgent. There has been no consistent effort to mesh long-term housing goals with general fiscal and economic policies. The full spelling out of the housing-economic relationship in national housing policy, including the more precise correlation of economic goals with long-term improvements in housing quality has yet to be undertaken.

Recommendation "a"

Thus, the first recommendation under *Goal 1* to achieve a more significant low-income housing effort is that *a low-income housing program be recognized as an integral part of national economic policy and long-range programming be undertaken that will insure progress toward desirable goals in a variety of economic climates.*

Recommendation "b"

Just as there is a need for recognition of low-income housing by more effective programming at the national level, there is a related need for such recognition at the local level. As local communities undertake the formulation and execution of long-range economic and social plans, one of their important concerns should be low-income housing. Thinking should not only be aimed at eliminating deficient housing, but improving the opportunity for a full economic and social contribution by low-income families. At the present time, no local public agency is specifically charged with such programming. Local housing authorities have broad powers under state enabling laws to investigate living conditions and circumstances of low-income families—but extremely limited funds to carry out these investigations. **A potentially-effective vehicle for carrying out studies of low-income housing needs is available in the Community Renewal Program (the CRP) through grants from the Urban Renewal Administration. At the present time,** however, there has been little emphasis accorded the low-income housing program in the CRP and only a small number of communities have CRP's.

NAHRO recommends that, where possible, the CRP be used for low-income housing programming but, where this is not feasible, that local housing authorities be made eligible for planning funds under the Section 701 program of the Housing Act of 1954 and use them to carry on such studies and programming.

Recommendations "c", "e"

Another factor that is a matter both of experience and import for the future is that the types of low-income families and their housing needs have changed since the 1930's. Such changes are to be expected as economic and social conditions change. Some reflection of this shift in the characteristics of low-income families is contained in the occupancy patterns of the public housing program. A comparison of the characteristics of families in public housing occupancy over the 10-year period from 1952 to 1961 is shown in the several breakdowns of Table 4.

These tables reveal a number of significant trends on a nationwide basis:

White families in public housing occupancy are shifting from three- to four-person households, with heads in the 25 to 34 age group, *to* one- and two-person households, with the heads 65 years of age or older. There is a related shift in source of income from earned income to benefits provided by Social Security and private pensions.

Negro families in public housing occupancy have shown relatively less change in characteristics since 1952 than white families, although the number of large families of six persons or more has been increasing at the expense of the two- to three-person households. The median income of Negro families experienced a large

Table 4

A COMPARISON OF FEDERALLY-AIDED PUBLIC HOUSING—1952 and 1961

	1952	1961
Families Re-examined	167,283	403,500
Per cent white families	59	49
Per cent Negro and other	41	51
Per cent servicemen and veterans	34	28

CHARACTERISTICS OF FAMILIES LIVING IN FEDERALLY-AIDED PUBLIC HOUSING—1952 AND 1961

1—Household Size: Per cent of total families

	White		Negro and Other		Total	
	1952	1961	1952	1961	1952	1961
	4	17	2	8	3	12
	23	22	23	16	23	19
	21	15	21	16	21	15
	22	15	19	17	21	17
	15	12	15	15	15	13
	15	19	20	28	17	14
Household	3.79	3.56	4.02	4.40	3.89	4.00

2—Age of Family Head: Per cent of total families

	White		Negro and Other		Total	
	1952	1961	1952	1961	1952	1961
	8	7	8	8	8	8
	31	22	35	34	33	28
	27	21	29	27	28	24
	14	14	15	13	14	14
	8	10	7	8	7	9
	12	26	6	10	10	18
Age	39.1	44.7	37.6	38.1	38.5	40.9

3—Number of Minors: Per cent of total families

	White		Negro and Other		Total	
	1952	1961	1952	1961	1952	1961
	21	35	18	17	20	27
	21	14	22	15	21	15
	24	16	21	18	23	17
	17	14	16	17	17	15
	9	9	10	13	10	11
	8	12	12	20	9	15
No. Minors	2.02	1.91	2.24	2.75	2.11	2.34

4—Number of Adults: Per cent of total families

	White		Negro and Other		Total	
	1952	1961	1952	1961	1952	1961
	27	38	29	39	28	39
Minors	—	17	—	8	—	12
Minors	—	21	—	31	—	27
Adults	73	62	71	61	72	61

5—Source of Income: Per cent of total families

	White		Negro and Other		Total	
	1952	1961	1952	1961	1952	1961
No Assistance or Benefits—	68	48	74	59	71	54
Benefits Only—	13	27	6	13	10	19
Assistance with or without Benefits	19	25	20	28	19	27

6—Anticipated Annual Income: Per cent of total families**

	White		Negro and Other		Total	
	1952	1961	1952	1961	1952	1961
Under $1000	10	10	11	6	10	8
$1000-1999	32	31	40	29	35	29
2000-2999	31	25	32	31	32	28
3000-3999	19	17	13	20	17	19
4000-4999	8*	10	4*	10	6*	10
5000-5999	—	5	—	4	—	5
6000 +	—	2	—	2	—	1
Median Income	$2252	$2317	$1965	$2472	$2124	$2406

* Indicates total percentage over $4000.
** Definition of family income was slightly different in 1952 and 1961.

7—Median Annual Income by Family Size**

	White		Negro and Other		Total	
Persons	1952	1961	1952	1961	1952	1961
1	—	—	—	—	$ 847	$1083
2	—	—	—	—	1432	1815
3	—	—	—	—	2002	2360
4	—	—	—	—	2376	2713
5	—	—	—	—	2588	2966
6 +	—	—	—	—	2747	3259

** Definition of Family income was slightly different in 1952 and 1961.

8—Gross Monthly Rent: Per cent of total families

	White		Negro and Other		Total	
	1952	1961	1952	1961	1952	1961
Under $20	10	3	15	3	12	3
$20-29.99	22	21	25	18	23	19
30-39.99	25	23	28	21	26	23
40-49.99	24	20	19	20	22	19
50-59.99	19*	13	13*	15	17*	15
60-69.99	—	11	—	15	—	13
70 +	—	8	—	8	—	8
Median	$37	$41	$33	$44	$35	$42

* Indicated total percentage over $50.

SOURCE: REPORT 225.1, *FAMILIES IN LOW RENT HOUSING*, "Families Re-examined during Calendar Years 1952 and 1961"; Statistics Branch, Program Planning Division, Public Housing Administration.

increase than income for white families in occupancy, reflecting, again, the change in characteristics of white families.

The median annual income of families in public housing occupancy between 1952 and 1961 increased by only 13 per cent from $2124 to $2406.

The gross monthly rent in public housing increased by only 20 per cent, from $35 to $42 per month, including utilities.

The significance of these trends can only be judged by viewing them in relationship to the changes that were taking place in the nation as a whole, particularly as such national shifts have affected the concept of what constitutes a low-income family under changed circumstances. A small indication of some of this relationship can be seen by noting that in the period when the median income of public housing households was increasing by 13 per cent, the national median income gained by 44 per cent, from $3467 to $5009. Average costs of private one-family houses constructed in non-farm areas rose from $9475 in 1952 to $13,875 in 1961—a gain of 46 per cent. The economic ability of a family to locate satisfactory housing on the private housing market was changing at the same time that incomes were rising.

The result of all the shifts of the last decade is that the defining of low income in the 1960's (and in particular, the defining of the ability of a family to procure housing within its reach) needs to be carefully examined in terms of the types and characteristics of families who are most affected by lack of housing opportunity. The accommodation of the public housing program to the small-sized elderly household has, without question, identified one of the key areas of low-income housing need in the 1960's. **There are indications, also, that the housing needs of the large low-income family of six persons or more is another area of prime need that is becoming increasingly acute and pressing for solution.** The identification of the **types of low-income families** needing housing assistance in the 1960's has complex facets related to the size of family and its economic and social status.

Again, the 1960 census of housing can yield some meaningful insights through examination of data on the concentration of low-income families living in deficient housing by income group and household size.

PHA COMMISSIONER MARIE McGUIRE CITED BY AMERICAN INSTITUTE OF ARCHITECTS FOR PUBLIC HOUSING DESIGN GOAL

In the spirit of Goal 3 of NAHRO's proposed new nation gram for low-income housing (see page 253), the commi of the Public Housing Administration, since the day of her ap ment in the spring of 1961, has spoken out strongly for high imaginative, aesthetically satisfying public housing design. to meet the special needs of the families to be housed. Th she has taken to bring the public housing official and the ar into closer working relationship in order to meet these go recognized this spring by the board of directors of the Am Institute of Architects. In a resolution adopted at a pre-conv meeting in Miami, AIA acted:

—to hail "her demonstrated sincere desire" to have public h conform to the guiding architectural principles set up b President;

—to express appreciation of her having started work on ch architectural contract procedures and fee schedules;

—to commend her "public statement of objectives in design her work with AIA to achieve them;

—to signify the desire of AIA to continue its work with looking toward "the optimum utilization of the architectur fession's talents in the building of public housing."

ble 5 shows that almost half the households with incomes under live in deficient housing but, that significant proportions (24 cent and 17 per cent) of house- in the income groups from to $6000 occupy such housing. in, the census tables reveal that 36 per cent of one-person holds live in deficient housing, identical percentage of households six persons or more occupy such ing.

Even the comprehensive 1960 of housing does not contain lished data that shows the inter- tionships of income, household acteristics, employment, health, educational status that would meaningful guides for a large- low-income housing effort. Some this data could be made available ough special cross-tabulations of mation from the housing and ulation census: a meaningful first But, even beyond this, the erstanding of the most effective of housing assistance for low- ne families in the 1960's involves than the collection and analysis statistical data. It involves an lligent effort to match statistically- ed need with effective programs will assist a variety of types of income families and will encour- initiative among families them- to achieve the most adequate ing within their reach.

NAHRO believes that it is a matter priority importance to undertake ll-scale comprehensive study of of low-income families in the 's who need housing assistance to relate these needs to program mendations.

Recommendation "d"

A comprehensive study of the for low-income housing assist- in the 1960's and the translation these findings into program goals take time. For this reason, NAHRO recommends that the present housing program be extended the next two-year fiscal period at rent rate of assistance demand, 70,000 housing units per year. rate of assistance would repre- bout 5 per cent of total annual tial production.

Additional authorization of assist- funds should be based on a refined analysis of the volume duction and rehabilitation of structures needed to achieve low-income housing goals.

Table 5

CONCENTRATION OF DEFICIENT HOUSING, UNITED STATES: 1960

	Number of Households	*Per cent in Deficient Housing*
[illegible]	10,071,920	49
[illegible]	4,729,952	40
[illegible]	5,090,040	31
[illegible]	5,631,544	24
[illegible]	6,049,493	17
[illegible]	21,450,926	8
[illegible]	53,023,875	23
[illegible]	7,074,971	36
[illegible]	14,858,746	20
[illegible]	10,007,178	19
[illegible]	9,130,447	17
[illegible]	5,878,067	21
[illegible]	6,074,466	36
[illegible]	53,023,875	23

SOURCE: 1960 Census of Housing

JOURNAL NO. 6 WILL CONTINUE THE EXPLANATION OF NAHRO's SIX PROPOSED GOALS FOR A NATIONAL LOW-INCOME HOUSING PROGRAM.

NAHRO'S PROPOSED LOW-INCOME HOUSING PROGRAM

Contained on the following pages is the presentation that began in the No. 5 Journal of the recommendations developed by a committee of NAHRO's Housing Division for achieving a "fully effective, full-scale program of low-income housing." In the first installment, six major goals were established and 26 recommendations were specified for reaching the goals. The No. 5 Journal also carried background facts on why the nation must meet the low-income housing need that it faces and that explained the reasoning behind Goal 1—Volume, and behind the five recommendations made for attaining that goal.

In Journal No. 6, Goal 2—Flexibility, was explained and the 10 recommendations for achieving it were presented.

For a look at all 26 recommendations and for the history of the report, see No. 5 Journal, pages 253-255. Reason for presenting the report through the Journal is to stimulate comments and criticisms from NAHRO members since it is to be considered as a part of the Association's 1963-64 program resolution, due for action during NAHRO's 1963 biennial national meeting in Denver, September 29-October 2.

SIX GOALS . . .

1. Volume

...income housing program should be of sufficient ... to have a major impact on reducing the number ...-income families living in unsatisfactory housing should be focused to serve the housing needs of the ... of low-income families common to the 1960's.

...ry to past experience, the low-income housing pro- should be recognized as an integral part of economic ...ousing policy on the national level and of total com- ... planning on the local level.

2. Flexibility

...-income housing program should be geared to com- ...nt the processes and buttress the weaknesses of the ... housing market and to assist local communities in ...ding to critical or emergency housing needs. The ... public housing program should be continued and ... more flexibility. Additional methods of financial ...nce should be authorized to assist those low-income ... whose needs cannot be met by the present public ... formula.

3. Quality

...publicly-assisted low-income housing should be an ...tive asset to the neighborhood and community in ... it is located and should recognize the essential ... of any American who occupies it, whatever his ... Opportunities should be provided for low-income ... to find adequate, well designed housing in a ... of neighborhoods. These results are obtainable ...t the use of extravagant materials and design.

4. Social Services

Good housing is one of the necessary components of a national effort to eliminate proverty and deprivation from American life. In addition, services in the areas of health, education, employment, homemaking, and family adjustments are necessary if a family is to permanently overcome the reason for its low-income status. A partnership should be developed between the low-income housing program and other agencies supplying services to the low-income family.

5. Organization

Because of its importance to the national well-being, a program of low-income housing should have an important place in the federal housing organizational structure. Functions relating to low-income housing now performed by a variety of agencies, should be re-examined in terms of a more coordinated operation. On the local level, a similar coordinated operation should be established in an agency that represents the public interest and serves as a resourceful vehicle for meeting the community's low-income housing needs.

6. The Future

One of the prime ingredients for a successful low-income housing program is a means of keeping in touch with changes in social and economic climate and in the shifting needs of low-income families. Provision should be made for maintaining a continuous study of current trends, so that program philosophy and program direction can be accommodated to these trends.

TEN RECOMMENDATIONS

for reaching NAHRO's Low-Income Housing Goals 3, 4, 5, 6

RECOMMENDATIONS FOR REACHING GOAL 3

Quality

a—A positive statement should be added to the declaration of purpose of the Housing Act of 1949 expressing the necessity for good design in publicly-assisted housing and urban renewal.

b—The national statutory limitations on room costs for construction of public housing should be eliminated. In their place, a formula should be sought for achieving good but economical public housing design that would have applicability for different sections of the nation, would reflect regional differences in construction cost levels, and would recognize the special needs of such low-income households as the elderly and large families.

RECOMMENDATIONS FOR REACHING GOAL 4

Social Services

a—A positive statement should be added to the declaration of purpose of the Housing Act of 1949 recognizing the important place of the low-income housing program in the total national effort to improve the status of low-income families.

b—The powers and responsibilities of the present Task Force on Social Services of the Public Housing Administration and the Department of Health, Education, and Welfare should be extended and placed on a permanent basis. A newly-organized "Coordinated Services Office" should be given qualified professional staff at national and regional levels in both PHA and HEW. In addition to a mandate to investigate the ways of bringing HEW-supported services to public housing tenants, this Office should be charged with the responsibility of exploring the ways in which essential services in the area of health, education, employment, homemaking and family adjustment can be most effectively combined with a housing opportunity for low-income families. The prime goal of such a coordinated services program should be to eliminate dependence and to promote initiative and self-reliance.

RECOMMENDATIONS FOR REACHING GOAL 5

Organization

a—The present Public Housing Administration, under a more appropriate title, should be the federal agency to administer a variety of assistance methods aimed at bringing good housing to low-income families.

b—On the local level, the local housing authority should be the key agency to receive low-income housing assistance funds from the federal government. In addition, to adequately fulfill its role in meeting critical and emergency housing needs in the community, the local housing authority should be made an eligible sponsor under the Federal Housing Administration's 221-d-3 program for moderate-income housing and the Section 202 program of direct loans for housing the elderly.

c—The possibility of granting federal low-income housing assistance directly to nonprofit organizations in a local community should be fully explored.

d—Careful consideration should be given to the ways in which local housing authorities can consolidate into county or regional authorities, or how large housing authorities can serve contiguous areas, in an effort to establish an effective administrative means of rendering low-income housing assistance *outside* metropolitan areas.

RECOMMENDATIONS FOR REACHING GOAL 6

The Future

a—A fund of 5 million dollars should be made available to the Public Housing Administration and to local housing authorities to make a current appraisal of the effectiveness of the public housing program as related to existing low-income housing needs. On the federal level the study should include a full-scale survey of the [illegible] of low-income families who are characteristic of the 1960's, these facts to be correlated with an analysis of their related housing needs. On the local level the analysis should include an evaluation of 25 years' operating data and experience on all aspects of public housing development and management. Such funds should remain available until expended.

b—A proportion of the current annual budget of the public housing program should be earmarked for appraisal and evaluation of operating experience and continuing studies of the changing housing needs of low-income families.

LOW-INCOME HOUSING IN A CHANGING URBAN WORLD:

wide, complex, demanding

Public housing has become a part of a wide, new urban world of broad dimensions and complex relationships. It must develop close physical, economic, and social ties with a variety of interests and resources if it is to play a vital and effective part in this new world. It must make strategic program adjustments: in architecture, social services, and organization. To be fully at home, it may need a new name.

e urban world of the 1960's is of the broad dimensions and plexities. In most urban centers, traditional political and social ture has been shaken; economic ns are being reformed; physical and obsolescence are facts of that demand attention.

he forces and resources of most communities are in sensitive t with these new urban phe- na at many points and from angles. What is happening d what the end result will be— deep meaning for a wide range individuals and special interest ps. Mitchell Sviridoff, the ex- ve director of Community Prog- Inc. in New Haven, has cata- d some of these interests and poignant concerns:

he **educator** points to overcrowded ls, the harassed teacher, and the py school budget.

he **social worker** to the shortage qualified professionals, the ever- ing caseload, the unsympathetic munity.

he **city planner** to the deteriorat- slums, blight, the choking city , the competition of suburbia.

he **vocational specialists** to the in- e in hard core chronic unem- ment, automation, the shortage nskilled jobs, the lack of ade- e preparation for the world of k.

he **economists** to the decline in rate of economic growth, the e in the cities between increas- public responsibilities and a de- ng tax base.

"The youth workers to school drop-outs and delinquency.

"The social reformers to discrimination in employment and housing.

"The religionists to the decline in family responsibility and spiritual and moral values."

From whichever of the above points of view the new urban complex is seen, the implications for the future are dynamic. Moreover, while each of the individual areas of concern is difficult in itself, it is also enmeshed with *other* problems and concerns. To approach a solution requires what Mr. Sviridoff calls *"a unique effort"* —an effort *"which treats social problems as being so tightly interrelated in their causative characteristics that anything short of a comprehensive preventive attack on the totality of the city's social problems and their causes is unrealistic . . . we must work in the fields of education, housing, employment, retraining, recreation, neighborhood organization, equal rights and social services within a framework in which specific programs in these various critical areas are not isolated efforts, but instead integral parts of a carefully developed total social plan."*

The low-income housing program is, of course, a part of this complex new urban world. It has close relationships with the economic, social, and physical forces at work on the urban scene. It also has impressive responsibilities—and strategic contributions to make—in the total community effort to overcome the problems of today's cities.

The first article in this series on NAHRO's low-income housing program (JOURNAL No. 5) pinpointed specific pressures on the urban scene that are forcing consideration of a more effective low-income housing program. Three of these pressures for action *are also the sensitive points at which the low-income housing effort is related to the total community effort to solve its multiple problems.* Briefly stated, these three pressure points are:

—the need for physical renewal, particularly in the core areas of urban communities.

—the social unrest in local communities, evidenced in a variety of ways.

—the demand for social and economic opportunity on the part of families living in poverty and deprivation.

The immediate and strategic task, then, for the public housing program is to adjust its structure and resources so that it can make its full contribution in the critical areas of urban concern. Program adjustments in terms of economics were discussed in the first two articles in this series. The second article on the importance of flexibility in low-income housing assistance methods demonstrated the ways in which the public housing program can be related to a variety of urban situations.

This final article will touch on three other areas where adjustments of the public housing program are needed if it is to do its share in the new "wide world" of which it is a part: (1) in the quality of building design and site planning (2) in the provision of more social services; (3) in administrative restructuring of both federal and local agencies.

Goal 3—Quality

Good architectural design and thoughtful site planning are being increasingly recognized as necessary components of effective urban renewal. Slum clearance often means the destruction of structures which, although inadequate in terms of living conditions, are part of an intricate pattern of community life, woven from many associations and traditions established by longtime residents, businesses, institutions. The renewal of this environment is a difficult and sensitive task that calls for the full imagination and resources of urban planners and architects, as well as articulate expressions of citizen preference. Low-income housing is a part of this picture. Its architecture and design must be related to the neighborhood setting; it must fit into the total environment.

In addition, if structure, space, and amenities are to be integral parts of an effort to assist low-income families in improving family life and social behavior, there must be new thinking in terms of structure type, architectural layout, and facilities. Housing for elderly persons must create a sense of security and attachment; housing for families must provide the kind of space, both inside and outside the home, that can accommodate the normal work and play activities of a healthy family. Another area for review in terms of architecture and design for low-income housing is the way in which such environmental factors are related to efforts of a low-income family to improve its total status, including advancement in employment, education, and health.

The past approach to architectural quality in public housing, has in large measure, stemmed from the words of the 1937 Housing Act that such housing should be . . . "undertaken in such a manner that it will not be elaborate or of extravagant design or materials, and economy will be promoted both in construction and in administration." The implementation of this philosophy in practice has resulted in public housing design that, in most cases, is not imaginative or fitted to the needs of either the low-income tenant or to the neighborhood in which the housing is located. This generalization holds true despite the occasional bright examples of good architecture that are sometimes cited to disprove the poor design charge.

The relationship of good design to improved urban life was expressed by Dr. Joseph Laycock, executive director of the Welfare Council of Ottawa, Canada at the May 1963 meeting of the International Chapter of NAHRO:

"Too often in the past public housing developments have been drab and unimaginative, reflecting cheapness, as if we did not expect too much from the people living in them. Somehow, even when we proclaim respect for public housing tenants as people, we do not show clear evidence of that respect. There is no reason why public housing developments cannot be as well planned, constructed, and maintained as other housing. There is every reason why they should be even better planned and maintained; why they should reflect a sense of civic pride, just as much as a city hall, or a good school, or a new hospital, or a library. We do not plan hospitals today for rich and poor, or schools for economic classes, at least not from tax dollars.

"We all benefit from good housing —it is a civic matter, not an individual matter. It makes no sense at all to have children go to good schools, good libraries, new churches, well staffed hospitals when they are ill, if we do not set minimum standards for the housing in which they live; if, through poor neighborhood planning and services, we fail to sustain and encourage within the confines of the immediate physical environment some enlargement of the spirit, some

"The endeavor of the architects has been to design an environment for mass housing that reduces the scale to that of the individual. Intimacy of outside space has been created for the family and the child, not for grandiosity of the project."

That's how architects Hardison and Komatsu characterize their design for the public housing project in Rodeo, California, that is being built by the Contra Costa County Housing Authority. The site, which was formerly the location of a temporary war housing project, is a semi-circle of small, rugged hills that climb up from a flat basin. Individuality is the keynote for each of the 61 one- and two-story apartment buildings. In addition, landscape architects Eckbo, Dean, and Williams have retained the natural beauties of the site through use of on-site rocks and boulders as landscaping elements and through emphasis of grey sandstone bluffs that serve as dramatic natural backdrops to curving drives and walkways, lawns, and planting areas.

of real identification and be-
."

June 1963, August Heckscher, Consultant on the Arts to the at of the United States, sub- a report on *The Arts and the l Government.* This report hes the framework of what Heckscher would like to see as a l policy on "the progress of s as they affect the well-being, ess and personal fullfillment citizens of the American racy." A significant section report deals with the archi- of public buildings and pub- sisted development. Following t of the reference to the public ng program:

Public housing is an area in which federal government has even er and more direct responsibility opportunity. Unfortunately, pub- housing has too often been the of indifference, suspicion, and hostility on the part of officials politicians, private builders, the al public, and even the archi- al profession . . .

The criteria (in the Housing Act) often been unnecessarily inter- d to mean that public housing s under the law cannot be well imaginatively designed and that tial services and amenities can- be provided . . .

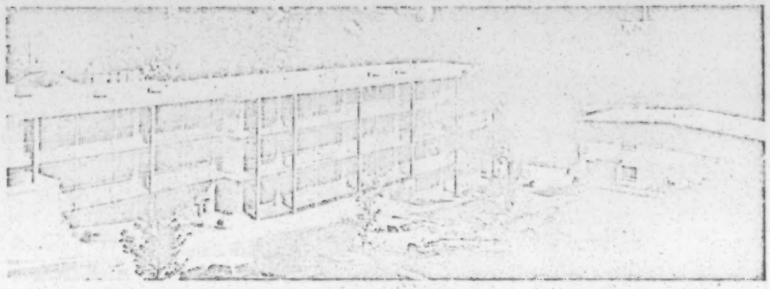
The Public Housing Administra- should be encouraged and sup- d in its new efforts to improve design of public housing and to e its projects more responsive to needs of its tenants."

While not in the public housing tion of this report, there is some tinent language in it on the subject economy and design quality:

"A basic assumption of this report that good design is not an added ellishment or an unnecessary ex- agance. In fact, the position is n that good design is economical ."

Basically, there is a need for the mulation of a policy that supports case for the thoughtful design housing that is suited to the low- me family and that is intended be a community asset. To set a policy means that we must e away from the concept of hous- quality oriented *solely* to reach- the lowest possible construction We must place more emphasis long-term program objectives and

EASTON, PENNSYLVANIA PROJECT WINS AWARD FOR "OUTSTANDING" ARCHITECTURAL DESIGN



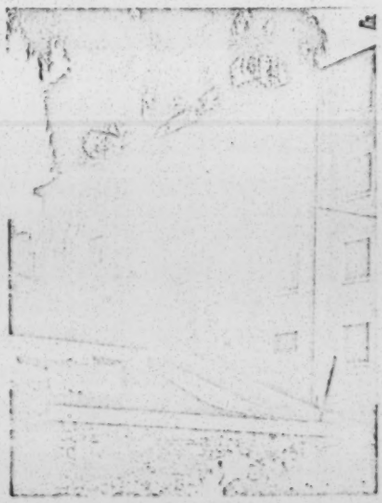
Easton, Pennsylvania architect Hugh Moore, Jr. designed the 57-unit North Union Street public housing project pictured for the Easton Housing Authority and walked off with a 1962 honor award from the Pennsylvania Society of Architects for his "refreshing departure in mass housing and . . . the airy, delicate, and domestic character" of his design. At dedication ceremonies for the project, in July 1962, Mr. Moore shared speaking honors with Public Housing Administration Commissioner Marie C. McGuire and took the opportunity to "express to her the thanks of the architectural profession for her elimination of virtually all of 'the mandatory requirements' and her introduction of a new era in public housing of the 'unshackled architect' that would permit us to design developments like the North Union Street project."

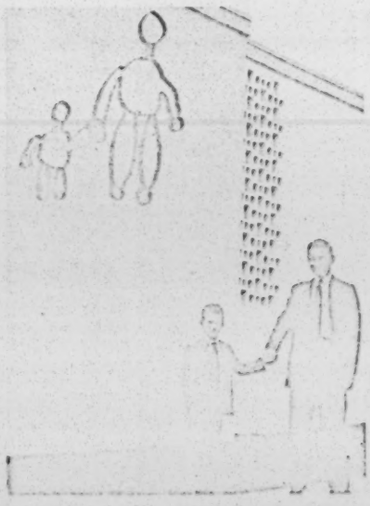
The project is built on 2.5 acres of Title I land that were acquired and cleared by the Easton Redevelopment Authority. Under the eagle eye of Mr. Moore, demolition and clearance crews kept their hands and bulldozers off of ancient stone retaining walls and old trees that dotted the site. "Every survey, all specifications, and demolition contracts were carefully watched to preserve the natural features," says Mr. Moore. The final design incorporated the old landmarks into the project and this factor, according to the awards jury, served as "the key to the architectural solution."

Because of the steep slope, near-grade access to all units was made possible; of the 57 units, 24 are of three- and four-bedroom size and are located in two-story duplexes; the remaining 33 units, of one- and two-bedroom make-up, are in three four-story "gallery-type" buildings. Project costs worked out to a few dollars over $700,000, exclusive of land costs.

Metal sculpture that adorns one wall of the project is the design of architect Moore's young son, Jason; struck by the "impact of this combination of youth and age," Mr. Moore had it installed on the end wall of one of the gallery units of the project where, fittingly, occupancy is almost evenly split between the elderly and young families.

A future issue of the JOURNAL will feature the North Union Street project in more detail.





on value received for money expended.

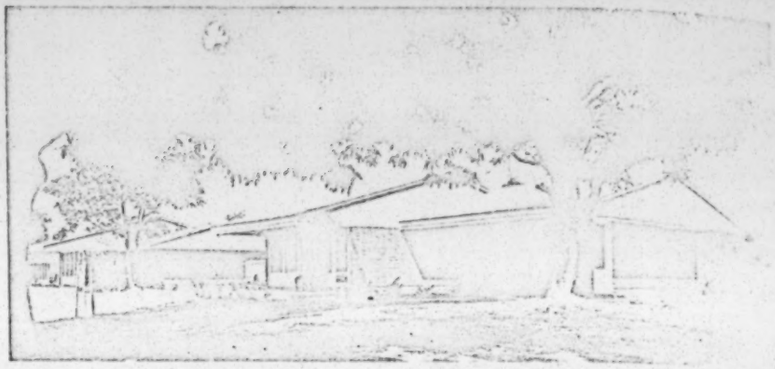
Recommendation 3(a)

This recommendation calls for an amendment to the 1949 housing act that will express the importance of good architecture and site planning for all publicly-assisted housing. Specifically, it is *not* proposed that the amendment ask for the elimination of the present statutory language on extravagant design and materials for public housing. Rather, what is suggested is a supplementing of this language with a broader statement that cites the importance of good design in achieving the purposes of the low-income housing program, thus giving formal recognition to the role that a well planned physical environment can play in alleviating some of the social and economic problems of the low-income family. Such a statement of relationship between housing quality and low-income housing goals could provide the statutory framework within which more flexible administrative determinations might be made on planning, construction, and development costs.

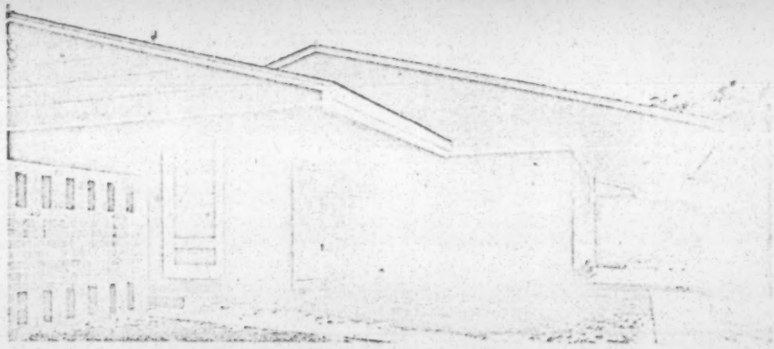
Recommendation 3(b)

Construction cost limits written into the national housing act make it difficult to carry out the establishment of the realistic policy on low-income housing quality called for in recommendation 3(a). For this reason, NAHRO asks for the elimination of the present construction cost limits in the housing act. It has been recognized for some time that national cost limits (even with supplements for high cost areas) cannot adequately reflect regional differences in construction cost levels. The result is that construction cost limits may be generous in one area and restrictive in another, with the end product uneveness in housing quality. Of equal importance, construction costs within the low-income program are not adequately geared to the housing needs of different types of low-income families; the housing needs and construction costs for large-family housing may be quite different from those of housing for the elderly individual. There are many areas that require thorough examination in terms of the kinds of design and construction cost standards that are most appropriate and meaningful for specific functions, climates, and economic circumstances. Such an approach is bound to be much more rewarding and significant than the present national cost limitation formula.

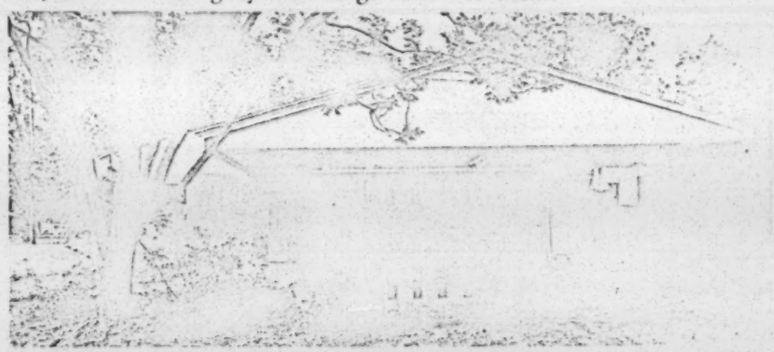
IN LITHONIA, GEORGIA, STARR HOMES SHINE WITH BRIGHT IDEAS IN DESIGN



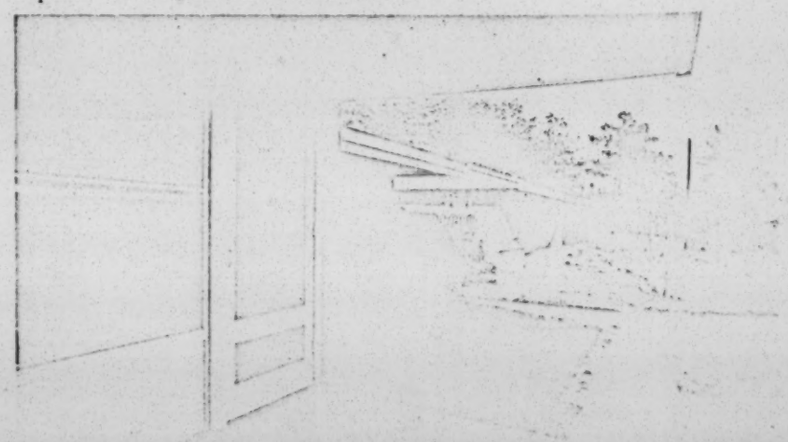
Architects for Lithonia, Georgia's 44-unit Starr Homes public housing project set the 16 buildings of the development on a level site sprinkled with large old trees.



By the use of massive roofs, with what have been described as "generous over-hangs," the designers of Starr Homes complemented the large-scale natural advantages of the area with buildings that, too, had something of the "large-scale" to them.



Project design, by Atlanta architects Toombs, Amisano, and Wells, was the subject of discussion among participants at the NAHRO-Public Housing Administration-American Institute of Architects design seminar in Atlanta in June and the destination of a field trip on the part of some of the seminar participants who wanted to see, at first hand, if the Starr Homes project is as good as it sounds. The reports to the JOURNAL *indicate that it is.*



al 4 — Social Services

social unrest that character- st of America's large urban is deeply interwoven with at- to carry out physical renewal provide low-income families opportunity to improve their Over the past 14 years, since guration of the urban renewal in the Housing Act of 1949, has been learned about the ship of physical and social l. Initially, the renewal effort nceived almost entirely as renewal—a so-called brick- tar operation. Hard expe- has taught that, as blighted are erased, much of the social of the neighborhood is also Renewal clearance has turned public view many families in urban core areas who are on the verge of poverty and ll types of handicaps. In the l program, the economics of land use have more often than tated the displacement of low- e families and the rebuilding cleared area for business and housing, with little opportunity ble to replace, or basically im- either the physical, social, or nic values of the families dis- l. These—and many other dep- ns of the low-income family e come to a head in the 1960's have created a national de- for more adequate attention needs of these families.

public housing program has under way about twice as long urban renewal effort. Over riod of its experience, it has stubbornly to the concept that housing and social goals for come families were somehow d. The program has had its ups downs in the ways in which these bjectives were joined. But there been some valuable experience d in joint housing and social e programs. Renewal officials, in the 1950's were eager to re the distance and difference en the urban renewal and the housing programs, are turn- with new interest and respect to perience public housing agen- have had in the working with come families.

reover, the recent exposure of tal community to the needs of come families with respect to tion, employment, social guid- and health has cleared public housing of the irresponsible charge that it had somehow "created" problem families. The public housing program is now free to participate in a total community effort toward improving the lot of deprived families—and it brings to this total effort a rich background of dedication and know-how.

One of the important lessons learned through public housing experience over the past 25 years is that good housing, by itself, will not enable most families to solve all of their other economic and social difficulties. This is not to discredit the contribution that good housing can make in the total effort of a family to improve its status. It is simply to acknowledge that many families also need help in overcoming other handicaps. Among the low-income families served by the public housing program, there is a range of social service needs. Some families require a concentration of services; others need only limited assistance; still others can transform their good housing opportunity into meaningful improvement in their total status without much additional help.

Local housing authorities, today, almost universally recognize their responsibility to assist low-income tenants procure needed social services. Most of the larger housing authorities in the nation now have at least one trained social service person on their staffs, with the task of identifying the social services needed by low-income housing tenants and of establishing a liaison with sources of assistance to bring such services to bear. A number of local housing authorities, in cooperation with local universities, are undertaking pioneering work in identifying social problems and matching social services for low-income families. Among the smaller housing agencies, executive directors and housing managers have become increasingly sensitive to social service needs and are actively seeking ways of bringing needed services into housing. It is clear that a low-income housing program provides a significant opportunity to achieve maximum results in the application of social services, because low-income families already have the advantage of good housing and of an interested housing management.

A significant action was taken in relation to social services and low-income housing in the spring of 1962 when a joint task force was created between the Public Housing Administration and the Department of Health, Education, and Welfare. The purpose of this task force effort is to

SOURCES OF HELP IN PROVIDING SOCIAL SERVICES
1—State Department of Welfare

Example: Jersey City

Education on how to live in modern housing: that's what the Jersey City authority went after when it proposed that the home economics division of the state welfare department conduct classes in the community halls of the authority's public housing projects. Suggested "forum" subjects included housekeeping, nutrition, hygiene, family relationships, neighborhood relationships, how to shop for bargains. "Students" are from the some 550 families residing in the city's public housing who draw some form of welfare assistance; their attendance is voluntary.

The plan was proposed earlier this year by Jersey City tenant relations director Conrad J. Vuocolo; state officials picked up the idea early in June and classes were scheduled to begin during the summer. The set-up is informal, with experts in various aspects of homemaking, budgeting, and social relationships on hand to, as one local official says, "start with the basics and take it from there." In the case of Jersey City, the "basics" begin on the level of tenants whose problems include lack of such elementary knowledge as how to defrost a refrigerator. Where the experts will "take it," hopefully, is another step along the road to the ultimate goal of helping relief families become independent of public assistance.

see how more of the services supported by HEW can be brought to public housing tenants. To date, task force activity has been focused in two directions. First, on the sponsorship of demonstration programs of "concerted services" in three communities (St. Louis, New Haven, and Contra Costa County, California). The purpose of these programs is to demonstrate the value of massive social services being brought to bear on difficult areas of need. The second direction of the task force effort is to see how best the existing services of HEW (there are over 100 separate service programs operating through HEW) can be made available to public housing tenants through existing assistance channels. A brochure has been prepared describing the services available and relating them to the areas of social service need existing in public housing. Now efforts will be made to make housing authorities aware of services available.

One basic fact must be noted about the task force effort. To date, the thorny question has not been touched as to who will supply the funds for expanded social services. If the informational effort to acquaint local housing authorities of available HEW services should result in significant increased demand, the dilemma will be at hand. The question is whether demand for increased service can be handled through existing channels as expansions of HEW budget requests, or whether there is a financial obligation for social services that should be attached to the housing program. In a bill submitted to the Congress on August 9 of this year by Senator Joseph S. Clark (D), Pennsylvania, (*The Community Development Act of 1963*, S. 2031), there is a provision (Section 206) authorizing local housing authorities to undertake needed social services in relation to the low-income housing program, with reimbursement to come from the Public Housing Administration. However, there is a provision specifying that the costs PHA absorbs for such services shall be reimbursed under regulations established jointly by PHA and HEW and that such services shall be correlated with HEW programs. This provision of the new Clark bill may open up an avenue for meeting the financial problem, based on mutual agreements between local housing authorities, PHA, and HEW —and, of course, with the approval of the Congress.

Two other aspects of the task force

(Continued on page 380)

SOURCES OF HELP IN PROVIDING SOCIAL SERVICES
2—Board of Education, Settlement House, Social Security Administration

Example: Philadelphia

In a program that has evolved through several stages over a [illegible] year period, the Philadelphia Housing Authority has worked [illegible] both the Board of Education and a neighborhood agency, the Friends Neighborhood Guild, to teach the basics of good housekeeping [illegible] low-income families living in public housing.

Originally, homemaking consultants were assigned to nine different communities within the city; given office space in a neighborhood public school; and, under the supervision of the staff of the public school's division of home economics and the school extension division, charged with the responsibility of helping when, where, and how they could to raise the level of homemaking practices of families who needed such help. Spark for the program was the request, [illegible] years back, from an active community council to the school system for help—although it is pointed out that such help can be asked for by any community agency or by a family itself.

The program took a giant step forward when, in 1960, the housing authority turned to the neighborhood guild for additional help. This time, the set-up was more formal. The women were requested to attend once-a-week meetings for a period of 12 weeks—and, the period represented a time of grace: the families were on the brink of eviction due to impossible housekeeping habits; eviction was delayed for 90 days, during which this one last attempt to help the women bring their housekeeping habits up to satisfactory standards was to be made. The guild discussions covered "a vast range of housekeeping problems"; supplementing them [illegible] visits to the women's homes during the rest of the week by a Board of Education homemaking consultant, who rolled up her sleeves and demonstrated such how-to-do-it's as taking a stove apart; washing walls; proper cleaning techniques and proper cleaning equipment. The success of the experiment—none of the families involved were evicted after the three month program—encouraged the neighborhood guild to apply for a research demonstration grant from the research division of the Social Security Administration of the Department of Health, Education, and Welfare. A $22,133 grant was made and, in June 1961, the guild got going, in cooperation with the University of Pennsylvania School of Social Work, on a two-year demonstration program, based on the pilot project with about-to-be-evicted families.

Much more comprehensive than the original program, the demonstration was, nonetheless, aimed at a group of the same kind of families: those about to be evicted because of poor housekeeping habits. Personal interviews with families, in their homes, preceded a series of group discussion sessions where emphasis was on such basics of good home care as proper organization of work; involving all family members in housekeeping chores; sound budgeting; maintenance of equipment in good repair. Additional elements of the program included home visits, to bring the word to fathers and teenagers who did not attend the regular meetings; family-night get-togethers; and demonstration visits, in the home, by homemaking consultants. At the end of the 90-day period, only four of 20 families had made no improvement in caring for their public housing homes and had to be evicted.

Still further steps are planned by the neighborhood guild: next year, according to present schedules, families involved in this year's demonstration program will be followed up to find out whether the intensive services actually "took" and the changed homemaking patterns have held up.

More community agencies, says Mildred W. Guinessy, director of the guild's housekeeping staff, can, and should, be involved in meeting the problem of chronic poor housekeeping. The essential fact, she says, is that such agencies—which have the ability and the know-how to help—admit, as does the staff of the housing authority, that poor housekeeping is an important social problem.

operation should be noted. The personnel involved is already heavily committed to responsibilities in their respective agencies—*and* the coordination effort between housing and social welfare interests has not gone beyond the regional level. The importance of the housing-social services relationship, particularly in view of the new provision in the Clark bill makes it essential that the task force be given permanent status. In addition, a grass-roots coordination must be established in local communities between local housing authorities and potential public agency recipients of HEW assistance. This is not to overlook the meaningful role that state housing and welfare agencies might take in expediting help through established assistance channels.

SOURCES OF HELP IN PROVIDING SOCIAL SERVICES
3—Boy Scouts, Girl Scouts

In May, the Boy Scouts of America, by presentation of a "plaque of appreciation" to the Public Housing Administration, seconded the national recognition of cooperation between the scouts and PHA that was first spotlighted by the Girl Scouts last December (see No. 1 JOURNAL, page 42). The plaque was presented by Royal Firman, Jr., chairman of BSA's urban relationships committee, to Herman Hillman, director of PHA's New York regional office, who accepted it on behalf of PHA Commissioner Marie C. McGuire. Its inscription reads: "To the Public Housing Administration in recognition of its cooperation with the Boy Scouts of America—Dated May 23, 1963." Cited at the award ceremonies were goals shared in common by PHA and BSA: (1) building better citizens; (2) preventing problems of youth delinquency; and (3) strengthening home and family life.

For a more detailed account of just how Boy Scouts and public housing authorities can get together, the JOURNAL featured, in the No. 1 issue, an article by Ray W. Sweazey, national director of BSA's urban relationships service. Mr. Sweazey describes how scouting for boys is making headway in public housing everywhere (page 39). Examples of official recognition of the cooperation between PHA and the Girl Scouts appeared in the June No. 5 1962 JOURNAL, page 273.

Recommendation 4(a)

declaration of purpose of the housing act contains consider- detail on the relationship of the ing programs to national eco- policy. It also points out the ity to achieve "good housing suitable living environment for American family." However, s not contain any language that sses the role of federally-assisted ing programs in a national effort liminate dependence and poverty merican life. Nor does this dec- ion of purpose of the housing stress the inter-dependence of ing assistance programs for low- me families *and other* federally- d programs to assist low-income lies, programs focused on un- loyment, training, health, educa- home management, family stment. The NAHRO recommen- n is directed toward correcting omission and providing a broad ing policy framework that would ify giving attention to the social ice needs of the low-income ily when working to serve its ing needs.

Recommendation 4(b)

This recommendation is for the blishment of a PHA-HEW Task e on a permanent basis, with a title of "Coordinated Services e." A permanent status for the k force would assure personnel ources to formulate a concen- ted program, aimed at making a ak-through in services to families low-income housing. It could also the administrative vehicle for rying out Section 206 of the Clark l. It is the intent that, with per- nent status and financing, the as- ment of fulltime trained per- nel would be arranged, at both tional and regional levels, in both ncies. In addition, it is hoped t this "Coordinated Services Of- " would be the spot where work ld begin on the prime goal of tively involving housing and ial welfare agencies at both the te and local level.

SOURCES OF HELP IN PROVIDING SOCIAL SERVICES
4—PHA-HEW Joint Task Force

Example: Pittsburg, California

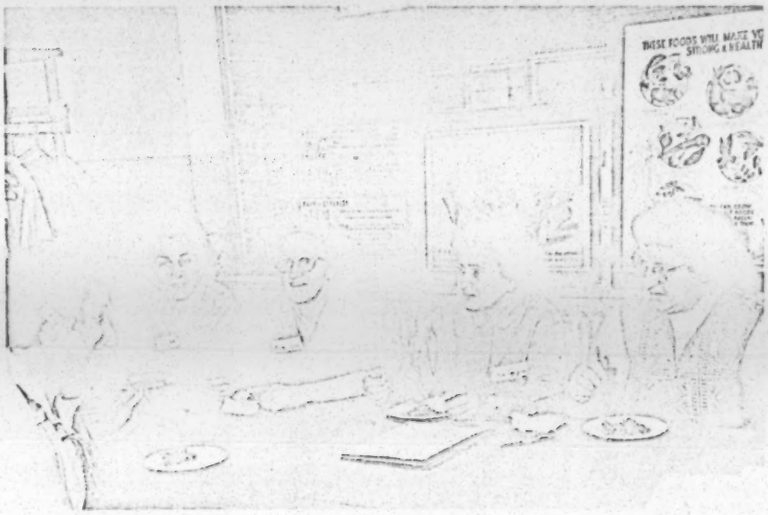
Pittsburg, California was named, in mid-August, as the third city in the country to get the benefit of a demonstration program in how to go about providing a concentration of health, welfare, and educational services to the tenants of low-rent public housing projects. Reportedly, Pittsburg qualifies for the demonstration program because "the community is faced with problems typical of all counties and cities coping with a rapidly-rising population of senior citizens and families and a resultant lag in economic resources to meet increasing social needs." The demonstration program will be operative in relation to the city's two public housing projects, where 302 low-income families presently reside. It is, say Housing and Home Finance Agency officials, "an ideal situation for developing and testing the use of public and private programs to aid families in becoming socially and economically self-sufficient."

"Concerted services" programs aim at assisting local housing authorities in searching out and making use of the existing and available social and welfare services of local, state, and federal agencies—public and private—and bringing them to bear, in the context of a total program, upon the needs of public housing families. While not a program that funnels additional funds into the community, a "concerted services" demonstration does bring additional staff help and expertise to bear on the problem from two sources. First, the Department of Health, Education, and Welfare—co-sponsor of the Joint Task Force that guides the program—assigns a regional office staff member to carry out its end of the project. And, second, the Public Housing Administration, the other co-sponsor, through the regional community service programs advisor (see page 379), keeps an eagle eye on the community and the demonstration project and stands ready and able to step in and help when needed. Ultimately, it is expected, the "concerted services" projects will enable a community to identify and coordinate the basic problem areas in its welfare and health programs and, through pressure on local HEW-supported agencies and through researched and comprehensive applications to HEW for special federal grants, bring tangible boosts to the local program.

The Pittsburg "concerted services" project—which will involve public housing that is under the management of the Contra Costa County housing authority—brings the total number of such demonstrations authorized to three: previously selected for task force demonstrations were St. Louis (see March-April No. 3 1962 JOURNAL, page 123) and New Haven (see No. 1 1963 JOURNAL, page 43).

SOURCES OF HELP IN PROVIDING SOCIAL SERVICES
5—City Welfare Department

Example: Detroit



How to stretch the food budget dollar of low-income families and, at the same time, increase the nutritional value of meals—that's what's behind a six-week course presented during the summer at the Parkside Homes project of the Detroit Housing Commission. Instructors are volunteers and the course is offered by the Detroit Consumer Marketing Information Service—with the whole thing underwritten by the city department of welfare. Although the program is designed with public assistance families in mind, it is open to all low-income families.

Under the category of how to buy food, such points as seasonal buying and possible deceptive labeling are included; once the food is bought, the course teaches how, through proper preparation, to create tasty and nutritional meals.

In the picture above, instructor Marjorie Gibbs and four of the "students" give the taste test to a low-cost meal prepared during one session. Tenant participation in this, and other, elements of Detroit's social services coordination program has been characterized as "encouraging. It is their acceptance of the program and active participation," says one Detroit official, "which convinces us of the need for expanded social services within our low-rent housing projects."

For another example of social services in Detroit—and another source of help in providing it—see below.

SOURCES OF HELP IN PROVIDING SOCIAL SERVICES
6—YWCA

Example: Detroit

Another example of special help in bringing social services to low-income families living in public housing in Detroit (see above) is to be found in the city housing commission's "Mothers-Day-Out" program, held in cooperation with the YWCA. For mothers of young children who are unable to take advantage of activities at branches of the "Y," lectures, demonstrations, and field trips are presented at the project (Parkside Homes). Subjects revolve around the central theme of the participants' responsibilities as mothers and wives—and to increase the opportunity for undivided participation and attention, free, supervised child care is provided during the meetings, so that the distraction of youngsters will not interfere.

"The acceptance and value of the sessions," says Henry Rubin, social economist with the commission, "has encouraged us to plan programs for the future at other locations, as soon as funds are available."

Goal 5—Organization

A careful reading of Goals 1-4 of the NAHRO program, and the 19 recommendations aimed at achieving these goals, highlights the scope and complex inter-relationship of a low-income housing effort with a wide range of urban, social, and economic forces. It also highlights the need to provide an organizational structure that can unite the various goals under cohesive policy direction. None of these goals can be achieved singly; they require coordinated action.

On the *federal level,* within the structure of the Housing and Home Finance Agency, there are a number of programs providing assistance to families who cannot afford housing on the private market. Included are the low-income program of the Public Housing Administration, the direct loan program for housing the elderly of the Community Facilities Administration, and the moderate-income housing program of the Federal Housing Administration. The families served by these three programs are not mutually exclusive; in fact, there is evidence of overlap among the families served by each program. In addition, architectural and construction standards are being developed for these three programs independently—or through a loose coordinating effort. In determining the structure of a low-income housing program within the framework of a proposed Department of Community Development, special attention should be given to how these related programs can be best administered. A careful analysis should be made of program goals and assistance methods, with the objective of arriving at the most effective organizational structure. One point is clear: a program of housing assistance for low-income families should have an important place in the structure of any proposed Department of Community Development.

At the *federal level,* also, there are a number of *non*-housing departments and agencies charged with providing services for low-income families in the areas of housing, health, education, employment, and social adjustment. In the future, a fuller degree of coordination between these agencies will be required: a counterpart to the kind of coordination of these services that is needed on the local community level. This need for co-

ion makes it important that
-income housing program have
tus and structure to work with
federal agencies on an equal

the *local level,* an effective
program requires the vehicle
agency that represents the pub-
rest, and has a long-term com-
nt to a low-income housing
Such an agency must be pre-
to: conduct a continuing ap-
l of the low-income housing
in the community; determine
best a variety of low-income
aids can be used in conjunc-
with opportunities in the private
et; implement appropriate stand-
f good architecture and design;
in coordination with local plan-
and renewal agencies to achieve
community planning objectives;
participate in a cooperative effort
ing needed social services of all
to low-income families. More-
, if a local community is to effec-
v use the federal assistance aids
available to it in the areas of
erate-income housing and hous-
for the elderly, there must be a
e of responsible nonprofit spon-
hip. When there is no such source,
a community is faced with
al housing needs that must be
if broader renewal and develop-
t plans are to be realized, the
low-income housing administra-
agency should be in a position
ssist.

The initial article on NAHRO's
mmendations, in JOURNAL No. 5,
some indication of the location
deficient housing in the United
s: this article pointed out that
per cent of deficient housing is
ted *outside* standard metropolitan
s. Recent tabulations of hous-
ensus data by the Urban Re-
l Administration give detail on
incidence of deficient housing in
ller communities and in non-
n locations. These facts are
n in Tables 1 and 2. Some
lights from these tables on hous-
located outside places over 1000
lation (rural and semi-rural
st:

These areas account for 31 per
t of the total housing units of the
n but contain 40 per cent of
housing listed as deteriorated
per cent of the housing listed
dilapidated.

In these same areas, 18 per cent of
housing is deteriorating and 8
cent is dilapidated: the highest

TABLE 1—CONDITION OF HOUSING IN THE UNITED STATES, BY SIZE OF PLACE, 1960

Percentage of Total Units in United States

Number of Inhabitants	Per cent of Total Units	Per cent of Deteriorating Units	Per cent of Dilapidated Units
1 million or more	10.48	8.27	5.22
500,000 to 1 million	6.45	5.90	4.26
250,000 to 500,000	6.24	5.76	4.69
100,000 to 250,000	6.59	6.03	4.88
50,000 to 100,000	7.64	5.42	4.43
25,000 to 50,000	8.11	5.99	5.39
10,000 to 25,000	9.41	7.18	8.83
2,500 to 10,000	9.76	9.90	9.80
1,000 to 2,500	4.16	5.09	4.95
Outside of places over 1,000	31.16	40.46	47.54

SOURCE: Urban Renewal Administration, Technical Guide 13, *Condition of Housing Units by Size of Place,* 1963, Table B, Page 3.

TABLE 2—CONDITION OF HOUSING UNITS WITHIN PLACES OF VARIOUS SIZES, UNITED STATES, 1960

Percentage of Total Units in United States, by Population Class

Number of Inhabitants	Per cent of Deteriorating Units	Per cent of Dilapidated Units
1 million or more	10.93	2.47
500,000 to 1 million	12.65	3.27
250,000 to 500,000	12.76	3.73
100,000 to 250,000	12.68	3.67
50,000 to 100,000	9.83	2.88
25,000 to 50,000	10.22	3.30
10,000 to 25,000	10.56	4.65
2,500 to 10,000	14.06	4.98
1,000 to 2,500	16.93	5.90
Outside of places over 1,000	17.98	7.56

SOURCE: Urban Renewal Administration, Technical Guide No. 13, *Condition of Housing Units by Size of Place,* 1963, Table C, Page 3.

TABLE 3—PLACES WITH LOCAL HOUSING AUTHORITIES OPERATING UNDER THE FEDERAL PUBLIC HOUSING PROGRAM, MARCH 31, 1963

		Places with Local Housing Authorities	
Total Places, 1960 Census		Number	Per cent of Total
	19,879	1917	10
Outside Urbanized Areas			
Population less than 5000	15,617	914	6
5000 to 24,999	1623	505	31
25,000 to 49,999	202	109	54
Inside Urbanized Areas			
With less than 25,000	1869	115	6
25,000 to 49,999	232	53	23
50,000 to 249,999	284	175	62
250,000 to 999,000	47	41	87
1 million or more	5	5	100

SOURCE: Report 102.1, *Local Authorities,* Statistics Branch, Program Planning Division, Public Housing Administration, July 1, 1963.

proportions of deficient housing for any population class.

These facts indicate that a more definitive look should be taken of the adequacy of the administrative organization in state and county areas to bring needed housing assistance to low-income families. Most local housing authorities are in urban centers, although a great many are located in small communities. Table 3 shows the breakdown of the location of housing authorities by population class. As of March 31, 1963, there were 1423 housing authorities in the United States located in 1917 places. Eighty per cent of the localities served by local housing authorities had populations of 25,000 or less. However, of the more than 15,000 places in the population class of less than 5000, only 6 per cent were served by local housing authorities. This is in contrast to much higher coverage for places of larger population.

A recent circular by the Public Housing Administration, dated June 19, 1963, points out a reason, other than needed coverage, to take a closer look at administrative organization of housing authorities in small population centers. This circular notes advantages in both administrative efficiency and economy that might be achieved by the consolidation of smaller authorities into a county or regional authority. Some local authorities are now organized on a county, metropolitan, or regional basis but the number is small. There would seem to be obvious advantages, both from the point of view of serving a greater proportion of the low-income housing need, *and* of achieving good administration, to move further in the direction of these organizational consolidations.

Recommendation 5(a)

It is the conclusion of NAHRO that the Public Housing Administration, under a more appropriate name, should be the agency to administer low-income housing assistance on the federal level. This recommendation can be supported for a great many reasons. One over-riding reason is that the core of housing assistance for low-income families is contained in the combination of aids under the public housing financial formula and the various ways in which these aids can be utilized. The other methods of providing low-income housing assistance, as administered under other programs, are peripheral. Also, the Public Housing Administration has the advantage of 25 years of administrative experience in dispensing financial assistance and the framework of this structure, which can be adjusted or expanded to serve the broader purposes outlined for a total low-income housing effort. Because of the wider role required of a low-income housing program, as NAHRO sees it, in contrast to the narrower role of public housing in the past, it is recommended that a new name be given to PHA to accommodate this change.

Recommendation 5(b)

Local housing authorities have broad powers under state law to undertake slum clearance and housing assistance activities. They also have 25 years of experience in working with low-income families. Such authorities are now located in over 1900 places of all sizes throughout the United States. They are in a strategic position, because of both powers and experience, to undertake the function of across-the-board low-income housing assistance in a local community. For these reasons, the NAHRO recommendation is that the local housing authority be the key local agency to receive federal low-income housing assistance and to serve as the community resource in the area of housing assistance. To serve more effectively as a community housing resource, it is recommended that local housing authorities be made eligible sponsors of housing under the FHA moderate-income housing program (221-d-3) and the CFA direct loan program for the elderly (202).

Recommendation 5(c)

While the local housing authority should be the key agency to receive low-income housing assistance, another avenue of effective federal aid might well be local nonprofit organizations. Making low-income housing assistance available to such organizations should be fully explored, with due consideration for the responsibility involved in both developing and managing low-income housing and for the necessity to view all low-income housing efforts as part of a total community plan to serve low-income families.

Recommendation 5(d)

It is recommended that the whole area of the administrative organization on the local level be examined, with the end in view of providing the structure necessary to serve those families living in deficient housing in all geographical areas of the nation, and in all-sized locations. Such a review should bear in mind the possible advantages in administrative organization and economy that might be achieved by combining small housing authorities into county, metropolitan, or regional agencies.

Goal 6—The Future

A New Goal

GOAL 7—MORALE "The confident aggressive, resolute, often buoyant, spirit of wholehearted cooperation in a common effort" (Webster's New Collegiate Dictionary)

ce the publication of the first ment of NAHRO's "Six Goals Low-Income Housing Program" No. 5 JOURNAL, Public Hous- Administration Commissioner C. McGuire has suggested that ps another goal would be ap- ate—one that would express the for a new depth of understand- nd cooperation between federal cal housing officials in the pur- of their common objective of housing for low-income families. Mrs. McGuire seems to be after s: *morale*, as defined above. So goal under that heading has added to NAHRO's proposed low-income housing program. hievement of this goal will re- a number of important develop- s, as specified below.

Professional Association

hat's needed first, perhaps, are *tunities for professional asso- n among federal and local hous- officials, over and above their ine contacts.* If a true spirit of eration is to permeate the low- me housing effort, definite op- nities must be provided for ing officials to know each other personal basis and to explore her knowledge, experience, and ress in program activity. Only of this exposure is achieved in today agency contacts; in these ionships, official roles of respon- ty are always present. Profes- l association among federal and housing officials might be ac- plished through opportunities to take advanced training together to exchange tours of experience levels of program responsibility. ticipation and association through NAHRO is another method that has not been utilized enough as an important vehicle for professional exchange. Active participation by all housing officials in NAHRO at the chapter, state, regional, and national level could be a bond of interest and strength.

Training

Another way to reach Goal 7 is through *in-service training for both federal and local housing officials.* There is an urgent need for a formalized, disciplined in-service training program—to spread present areas of knowledge and to evolve new knowledge out of program experience. Such training should be scheduled on an almost continuous basis.

A factor underlining the need for more formalized in-service training is that housing administrators come from a variety of backgrounds (law, engineering, planning, business administration, building construction, social welfare); there is a need for a training plan that will cover pertinent knowledge in all important areas related to the low-income housing operation.

Both NAHRO and PHA have been engaged in educational and training efforts for some time through conferences, workshops and preparation of training materials. The latest NAHRO effort is on training for management of public housing for the elderly. However, these efforts are small in relation to the need. Particularly is this true in view of the more than 300 new local authorities that have been created over the past two years.

Recruitment

Still a third route to Goal 7 is an aggressive recruiting campaign among college and university students. The important and challenging employment opportunities available in the low-income housing program must be made known. The attractions of this program as a career possibility on the domestic scene have never been dramatized. Except for the glamour of a foreign assignment, the appeal of the low-income program can be made as powerful as the appeal of the Peace Corps to young people who want to be involved in a social service program. Not only does the housing program provide an opportunity to utilize an exciting array of talents and skills, but there is also the chance to be a part of a program that is at the very heart of perhaps the most demanding challenge facing the United States in mid-century—the rebuilding and revitalization of America's urban centers.

If enthusiasm and talent are to be transformed into knowledge and know-how, interested students will need university courses in low-income housing administration. Today, scarcely a handful of universities offer such courses. Colleges and universities must also be made aware of their responsibility in training for the low-income housing field.

Concentrating attention on these three components of what it takes to build morale into the low-income housing program should make the concept of "federal-local relations" obsolete. A "one-program" concept should be the goal with the emphasis on the personal competence and dedication of the individual housing official in whatever type of agency he assumes responsibility.

ISSUES

APRIL 1965
PHILADELPHIA
HOUSING ASSOCIATION

NEW DIRECTIONS IN HOUSING POLICY

In 1949, Congress accepted the goal of "a decent home and a suitable living environment for every American family." In 1960, the U. S. census of housing found 120,000 of the 1,267,000 families[1] in the Philadelphia Metropolitan area were living in housing that needed major repairs. More than 150,000 families found the cost of shelter beyond their means; these families spent more than one third of their incomes on housing.

The Housing Association believes the time has come for some new directions in housing policy. For the past eighteen months, through a committee on housing policy, we have conducted a comprehensive review of housing problems of the Philadelphia region and attempted to prescribe the measures required to solve them. Our focus has been on people and on their housing problems, *not* on the merits or shortcomings of present housing programs. This report is the first product of our effort. Our proposals, though developed in the Philadelphia framework, are, we believe, applicable in most communities.

Our recommendations are aimed at the following goals: First, to provide everyone an opportunity to obtain a suitable home within his means. Second, to provide maximum choice of owning or renting, of housing type and location, regardless of race, creed or nationality. Third, to maintain and increase the stock of sound housing. Fourth, to remove or rehabilitate substandard housing as rapidly as possible.

We recognize that many housing programs directed at our goals are already in existence: public housing, urban renewal, code enforcement and FHA regular and special programs have helped to reduce the size of the housing problem. All these programs should be continued, but in themselves—as those most closely connected with them are among the first to admit—they are not enough to end slums, to get America's poor into good housing.

Poverty is the basic cause of our housing problem. We recognize that the causes of poverty are complex: racial discrimination, unemployment, lack of education, social maladjustment all play roles of varying importance. Thus, housing problems are frequently the result of much broader social ills for which the solutions lie in other programs, such as education, job training, and medical care. We hope that a direct attack on our housing problems will indirectly aid in alleviating some of the other problems that afflict the people who are forced to occupy slums.

The Housing Association makes six recommendations:

- *A federal housing subsidy program so poor families can pay the cost of standard housing.*
- *A new program of federally guaranteed long-term loans to bring the cost of existing housing within the means of moderate income families.*
- *A high level of new construction.*
- *Vigorous housing code enforcement.*
- *An expanded and more flexible urban renewal program to eliminate obsolete or abandoned housing wherever it may occur.*
- *A comprehensive program of housing information services.*

The recommended programs are all interdependent. Each, though directed at a particular group or set of problems, depends for its success on the operation of all the others. The recommendations place primary reliance on the private housing market. Government action is advocated either to improve the functioning of the private sector or to undertake what the private sector, unaided, cannot accomplish.

We believe that our proposals provide the framework for meeting our basic objective: making it possible for everyone in the Philadelphia region[2] to obtain a decent home. Later reports will elaborate our proposals and will deal with means for attaining suitable living environments in both new and old neighborhoods and eliminating segregation by race and income. We recognize that a decent home in an unsuitable environment is only half the battle won. We believe it is urgent that discrimination in housing be eliminated and that housing programs be planned and administered so as to give all people—regardless of race or religion—maximum opportunity to select their homes and neighborhoods.

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1. The word "family" is used in this report to mean the occupants of any single housing unit.

2. Philadelphia, Bucks, Chester, Delaware, and Montgomery counties in Pennsylvania and Camden, Burlington, and Gloucester counties in New Jersey.

THE POVERTY PROBLEM

The major housing problem in the Philadelphia region is the gap between what decent housing costs and what many people can afford to pay. More than 150,000 families cannot pay for standard housing and still have enough money left to purchase even the barest minimum of food, clothing, or health services.

The poor are roughly defined to be those households whose incomes are not sufficient to achieve a minimum standard of living. As time passes, our idea of a minimum living standard constantly rises. At any given point in time there are a number of standards being used by various groups concerned with the people at the bottom of the economic ladder. Perhaps the most relevant of those in current use is the standard *recommended* by the Pennsylvania Department of Public Welfare.

The Pennsylvania Department of Public Welfare has worked out the amounts needed to achieve a minimum standard of health and decency for families eligible for public assistance. (Public assistance *allowances*, the amounts actually given recipients, are currently two thirds of the minimum standard.) The standard varies according to the size of family, age of head, etc., but in no case is it generous. The standard for a family of four persons was $3,080 in 1961; this covers all family expenditures including, for example, a man's clothing allotment of an overcoat every four years, a bathrobe every ten years, 3½ shirts per year, etc. For the average single person household, the total annual budget was $1,280, of which $680 was alloted to shelter and $600 to food, clothing, medical care and all other expenditures. In 1960, there were 186,000 families in the Philadelphia metropolitan area with incomes below this public assistance standard. These families comprised 15 percent of all households in the region.[1]

Annual income required to live at a minimum standard for families of different size, Philadelphia, 1961

Size of Household	*Shelter requirements*	*Non-shelter requirements*	*Total*
1 person	$ 680	$ 600	$1,280
2 persons	820	1,150	1,970
3 persons	870	1,680	2,550
4 persons	910	2,170	3,080
5 persons	950	2,630	3,580
6 persons	1,000	3,050	4,050

Source: Calculated by Housing Association from "Public Assistance Allowances compared with the cost of living at a minimum standard of health and decency," Pennsylvania Department of Public Welfare.

1. A similar standard for measuring poverty at the national level has been calculated by the Social Security Administration. This standard is as follows: one person (under 65), $1,580; one person (over 65), $1,470; two persons (under 65), $2,050; two persons (over 65), $1,850; 3 persons, $2,440; 4 persons, $3,130; 5 persons, $3,685; 6 persons, $4,135; 7 or more, $5,660. See "Counting the Poor: Another Look at the Poverty People," by Mollie Orshansky, Social Security Bulletin, January 1965.

Approximately half of the poor are home owners and half are renters.[2] Three quarters of those above the $3,000 level are home owners and one quarter are renters. As of 1960, although a majority of low income households lived in standard housing, there were 62,000 families (25 percent) in dwellings lacking private plumbing facilities, or needing major repairs, or dilapidated. Significantly, occupancy of substandard dwellings occurred three times more frequently among renters than among home owners. Only 13 percent of the low income owners, compared with 36 percent of the renters, lived in substandard units.

Whether they lived in standard or substandard units, the low income renter households spent a very large share of their total incomes for housing. Below the $3,000 income level 73,000, or 57 percent, of renters paid more than 35 percent of their incomes for rent. Above the $3,000 level, only 1 percent paid as much as 35 percent of their income for rent. A corollary to this observation is the relatively small spread in gross monthly rentals paid by various income groups. For example, the median income of those earning less than $3,000 was approximately $1,500; the median rent paid was $59. The median income of those earning between $3,000 and $6,000 was $4,500 (300 percent more); the median rent was $70 (19 percent more). Families could reduce their shelter costs, but not by much, by living in deteriorating dwellings (median rent, $61) or in dilapidated structures (median rent, $55). In the entire metropolitan area, there were 129,000 renter families earning less than $3,000 and only 35,000 *standard* rental units costing less than $50 a month (the amount which a family earning $3,000 can afford at a 20 percent rent-income ratio).

The Housing Association believes that the key to solving the housing problem is a subsidy program to close the gap between what standard housing costs and what poor families can pay. The subsidy should be based on the size and income of the family and the cost of housing available on the private market in the area. Controls should be provided to insure that the subsidy is actually spent for housing and that it pays only for standard housing available at reasonable rates.

In order to enable low income families to meet housing and other needs as fully as possible, the amount of subsidy required should be computed as a residual. Rather than establish some rule of thumb, such as 20, 25, or even 30 percent of income for housing, a minimum budget suitable to the size of the family should be established for all nonhousing expenditures. This sum would then be subtracted from the total income actually received by the family, and the residual considered to be what the family can afford for housing. The subsidy should make up the difference between the amount the family can afford and the amount of money suitable standard housing actually costs. The Pennsylvania public assistance standard states that a family of four requires $2,100 for nonhousing needs (food,

2. Because of limitations in census data, on which these figures are based, in this paragraph the "poor" are considered to be all households, regardless of size, with incomes below $3,000.

clothing, medical care, etc.), and $900 for housing. A family with an income of $2,500, under this proposal, would be able to spend $400 for housing, and would get a subsidy for the additional amount needed to pay for shelter.

The total cost of our recommended subsidy program is difficult to estimate. Our estimate is that $50 million annually would be required to provide adequate shelter for all renters in the Philadelphia metropolitan area with incomes below the public assistance standard. A federal program of nationwide scope would probably require two billion dollars annually—a 2 percent increase in our federal budget. This looks, and is, astronomical compared to past federal expenditures for housing. Indeed, federal income from FHA, the Federal National Mortgage Association and other programs sometimes exceeds federal expenditures for housing, including urban renewal, public housing, and community facilities. In 1964, for example, the federal administrative budget showed a "profit" of $80 million on housing and community development programs.[1] The federal government is now spending much greater amounts for farm price supports, highways, or manned space exploration than would be needed for a broad housing subsidy program. Surely, adequate housing is as important as reaching the moon.

By choosing a housing subsidy program as the best means of solving the low income housing problem, we are putting major reliance on the existing stock of housing and upon the private market. It is felt that this is the least expensive solution which will at the same time maximize individual choice and minimize direct government activity in housing. We regard the subsidy proposal as a supplement to public housing, the traditional program for housing low income families. Public housing has made an important contribution to the welfare of low income families. However, after more than 25 years of activity, there are only 18,000 public housing units in the Philadelphia metropolitan area, compared with more than 300,000

1. "Economic Report of the President," January 1965, Table B-58. Federal housing receipts exceeded expenditures in 1939, 1945, 1946, 1954, 1956, 1957, 1963 and 1964.

THE NATIONAL POVERTY PROFILE

From data reported to the Bureau of the Census in March 1964, it can be inferred that 1 in 7 of all families of two or more and almost half of all persons living alone or with nonrelatives had incomes too low in 1963 to enable them to eat even the minimal diet that could be expected to provide adequate nutrition and still have enough left over to pay for all other living essentials. Such a judgment is predicated on the assumption that, at current prices and current standards, an average family of four can achieve an adequate diet on about 70 cents a day per person for all food and an additional $1.40 for all other items—from housing and medical care to clothing and carfare. For those dependent on a regular pay check, such a budget would mean, for the family of four, total family earnings of $60 a week.

By almost any realistic definition, individuals and families with such income—who include more than a fifth of all our children—must be counted among our undoubted poor. A somewhat less conservative but by no means generous standard, calling for about 90 cents a day for food per person and a total weekly income of $77, would add 8.8 million adults and 6.8 million children to the roster.

"There is thus a total of 50 million persons—of whom 22 million are young children—who live within the bleak circle of poverty or at least hover around its edge. In these terms, though progress has been made, there are still from a fifth to a fourth of our citizens whose situation reminds us that all is not yet well in America.

"Who are these people who tug at the national conscience? Are they all social casualties, visited by personal misfortune, like the woman left alone to raise a family? Are they persons who find little opportunity to earn their living, like the aged and the unemployed? Or are they perhaps mainly Negroes and members of other minority groups, living out the destiny of their years of discrimination? These groups, to be sure, are among the poorest of the poor, but they are not alone.

"The population groups most vulnerable to the risk of inadequate income have long been identified and of late much publicized, but they make up only a small part of all the Nation's poor.

"Families headed by a woman are subject to a risk of poverty three times that of units headed by a man, but they represent only a fourth of all persons in families classed as poor. Indeed, almost three-fourths of the poor families have a man as the head.

"Children growing up without a father must get along on less than they need far more often than children living with both parents. In fact, two-thirds of them are in families with inadequate income. But two-thirds of all the children in the families called poor do live in a home with a man at the head.

"Many of our aged have inadequate incomes, but almost four-fifths of the poor families have someone under age 65 at the head. Even among persons who live alone, as do so many aged women, nearly half of all individuals classified as poor have not yet reached old age.

"Nonwhite families suffer a poverty risk three times as great as white families do, but 7 out of 10 poor families are white.

"And finally, in our work-oriented society, those who cannot or do not work must expect to be poorer than those who do. Yet more than half of all poor families report that the head currently has a job. Moreover, half of these employed family heads, representing almost 30 percent of all the families called poor, have been holding down a full time job for a whole year. In fact, of the 7.2 million poor families in 1963, 1 in every 6 (1.3 million) is the family of a white male worker who worked full time throughout the year. Yet this is the kind of family that in our present society has the best chance of escaping poverty.

"All told, of the 15 million children under age 18 counted as poor, about 5¾ million were in the family of a man or woman who had a full-time job all during 1963."

From: "Counting the Poor: Another Look at the Poverty Profile," by Mollie Orshansky, "Social Security Bulletin," January 1965, Volume 28, Number 1.

families below public housing income limits. Thus, even on a greatly enlarged scale, public housing could accommodate only a small fraction of the families who need assistance.

The Housing Association believes that a vigorous public housing program can contribute much toward helping low income families. It can meet a mounting need for housing for the elderly; it can, in conjunction with other welfare agencies, provide housing and rehabilitation services for multi-problem families; but it *cannot* reasonably be expected to serve as the major source of shelter for low income families. A housing subsidy program placing primary reliance on the private market is the only feasible short-run solution to housing *all* low income families. Except for the specialized purposes noted above, it is a preferable long run solution as well because it permits greater flexibility in housing choice.

We recognize that the design of a subsidy program of the magnitude we are recommending will be complicated and we shall, in a forthcoming report, make proposals for the general approach and framework within which the program should be carried out. *The basic conditions, we believe, are that the subsidy should go only to those families who need it because the cost of housing is beyond their means, and that there be three types of safeguards: the money should be spent for housing, the housing should meet minimum standards, and its cost should not be excessive.*

It should be noted that our proposal differs in several important respects from the rent subsidy program now before Congress. *Our proposal will enable low income families to find shelter in the existing stock of standard housing.* The Administration proposal, on the other hand, is aimed at providing new housing for middle income families, those with incomes above the level for admission to public housing. Under our proposal, the subsidy would go to the family which would choose and pay for its housing; under the Administration proposal, the subsidy would go to the developer, who would select his tenants.

EXTENDING HOME OWNERSHIP

Many families with modest but steady incomes who wish to own their own homes cannot do so because of existing mortgage market practices. While the sales price of older housing is usually well below that of new housing, the monthly cost to the buyer is often higher.

The Housing Association believes that, insofar as possible, people should be free to choose whether they wish to own or rent. This choice does not exist for a substantial proportion of our population. There is new housing available in the Philadelphia region for those who can afford it and who wish to buy—roughly speaking, families with incomes of $6,000 or more. It is generally assumed that many of those who cannot afford new houses, can, if they choose, buy used houses—just as those who cannot afford new cars can buy used ones. The facts are, however, that mortgages on existing housing are unavailable in many of the older areas of the region. And, when mortgages are available, the terms are much stiffer. The result: *measured in terms of monthly mortgage payments, existing housing, instead of being cheaper than new housing, is almost certain to cost more.*

Evidence that most people prefer to be owners rather than renters is provided by census data. In the Philadelphia region families can choose whether they wish to buy or rent when their income is $6,000 or higher. More than four out of five families in this group own their own homes.

The Housing Association believes that it is sound social policy to extend the opportunity for home ownership to low and lower middle income families who wish to buy. A substantial increase in home ownership would be reflected in both the quality of housing and the stability of neighborhoods. The home owner, financially and psychologically, has a greater stake than the renter in the condition of his property. Home owners tend to take better care of their houses. The proportion of owner occupied substandard housing is much lower than for renters, regardless of income of occupant or age of structure. In the Philadelphia area, for example, 24 percent of the renters, compared with 6 percent of the owners, live in substandard housing. For households with heads aged 65 or over, 21 percent of the renters, compared with 8 percent of the owners, live in substandard housing.

Furthermore, home ownership provides more for the money. If the owner is reasonably skillful at do-it-yourself operations, maintenance costs less. While we cannot prove it, home ownership appears to enhance interest in family and neighborhood. Certainly there are marked differences in appearance and housekeeping habits between owner and renter occupied housing. It could be argued that home ownership is the effect, rather than the cause, of this increased stability. We suggest, however, that the experiment of making home ownership available to any family who desires it, including low income families, might yield rich dividends in increased social stability as well as in housing improvement.

While families with incomes of $6,000 or more can afford to buy new houses, families with incomes between $3,000 and $6,000 who are not already home owners are largely excluded from the housing market. Risks are higher, both because of the age of the structures involved and the lower income of the buyers who form the market. As a result, we find that the usual conventional terms for existing housing in older areas are a 75 percent loan at 6 percent interest for a period of 15 years. For newer housing, FHA offers mortgage insurance of 95 percent of value at 5¾% interest (including the insurance premium) for a period of 30 years. The difference in terms makes the carrying charges on a conventionally financed $8,000 existing house (*after* a $2,000 down payment) the same as the carrying charges on an FHA financed new house priced at $12,000 (after a $500 down payment). Thus, the existing housing market is not a satisfactory alternative for many families who would like to purchase but who have only a modest income. As a corollary, the family which wishes to sell its home and move to new housing is frustrated for lack of buyers, and therefore stays put. This limits the market for new housing.

The Housing Association recommends that the terms on which families can obtain mortgage financing on older homes be made more comparable to those provided for new housing, and that loans be made available on a large scale to families in the lower income range. Specifically, the federal government should guarantee long term (20 to 40 year), very low or no down payment loans on existing structures, provided the contemplated cost and terms of payment bear a reasonable relationship to the value of the house and to the mortgagor's present and anticipated income and expenses. This guarantee program should also be freely available to home owners who wish to repair or rehabilitate their properties. All properties guaranteed should be appraised to insure that the price of sale and rehabilitation is realistically related to value. The mortgages should be placed and serviced by existing financial institutions, and the government should pay all foreclosure expenses which might arise. In this way the private lending institution would assume virtually no risk, either on the property or on the borrower.

The effect of such a program on the cost of acquiring and carrying a home would be considerable. A 100 percent, 20 year mortgage at 6 percent interest would bring an $8,000 existing home within the range of those earning $4,500 to $5,500; a $6,000 home might well be purchased by a family earning only $3,600 to $4,600. If the same mortgage could be written for a 30-year term, almost all small or medium size families earning from $3,000 to $6,000 could afford to purchase housing priced from $6,000 to $10,000. Put another way, the *total* monthly cost (including taxes, utilities, insurance and an allowance for repairs) of buying a $7,000 home under these liberal financing terms would be approximately $74; the cost of an $8,000 house would be $81; and a $10,000 house would cost $97. The 145,000 renter families in the Philadelphia region with incomes between $3,000 and $6,000 paid a median rent of $70 per month in 1960. Under a liberal mortgage lending program, these families could purchase a $6,000-$7,000 home for approximately the same amount they are now spending on rent, and an $8,000-$10,000 home for 15 to 20 percent more.

There is, in this region, no shortage of housing for middle income families. Using the conservative rule of thumb that a family can afford to buy a house that costs twice its annual income[1] or pay 20 percent of income for rent, the 1960 Census showed a "surplus" of 25,000 units. There were 675,000 standard units valued at less than $12,000 or renting for less than $100 per month, compared with 650,000 families with incomes below $6,000.

Our proposal differs from FHA programs.[2] It should be frankly high risk, not tied to actuarial soundness. We recognize that lending money to moderate income families to purchase inexpensive housing involves higher risks than investors, or the FHA, can reasonably be expected to take. Funds would be needed to cover administrative costs and, probably, some losses.

The VA housing program provides an analogy. After World War II, it became national policy that every veteran who could afford the carrying charges should be able to buy a home. Twenty-year, low down payment (frequently no down payment) loans were permitted on new and existing housing, and the practical effect of the VA guarantee provision was that the lender assumed almost no risk. Administrative expenses were covered by federal appropriation, and totaled less than $200 million from 1950 through 1962. During that period over 4 million home mortgage commitments were made, and over $55 billion was loaned. There has been no net loss (other than administration) from operation of the program.[3]

MEETING OUR NEEDS FOR NEW HOUSING

New construction must be sufficient to accommodate the region's growing population, to cover removals from the inventory, and to permit the retirement of the worst housing. We estimate that during this decade, the region's population will increase by 200,000 families. An estimated 80,000 dwellings will be demolished or closed. Therefore, at least 280,000 units will be needed between 1960 and 1970—a rate of 28,000 units per year. This means that the level of new construction, which averaged 24,000 units annually in the region between 1960 and 1964, must be increased to at least 32,000 units annually.

We believe adoption of our subsidy and mortgage guarantee proposals will lead to a sharp increase in the demand for new housing. Improved mortgage terms would serve low and middle income families, thus providing a market for present owners who wish to sell. Coupled with the subsidy program for low income families, better mortgage terms for used housing would set off a chain reaction affecting the entire market. With the push upward beginning from the bottom, there is good reason to predict that new housing starts would reach the level needed.

Inevitably, most of the region's new housing will be built outside of Philadelphia. Suburban land will continue to be consumed at a rapid rate. Many of today's farms

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1. The FHA is more generous, estimating that a family can afford a house costing 2½ times its income.

2. The federal 221(d)(2) program was designed specifically to aid low and middle income families, as well as displaced families, to become home owners by liberalizing financing terms beyond those available under other federal programs (specifically sections 203 and 220). On the books, at least, the maximum mortgage terms available are extremely generous: for displaced families, 35 to 40 year mortgages for 100 percent of the appraised value of the house are possible, and total cash required for purchase is only $200. These programs, if vigorously pursued, could do much to extend home ownership in the $3,000 to $6,000 range. However, according to figures of the local FHA office, the average home purchaser under 221(d)(2) has a net effective income of about $4,800, implying a gross income well in excess of $5,000. Thus the lower income ranges, that is $3,000-$5,000, are not now being reached by this program.

3. "A Study of Federal Credit Programs"—House Banking and Currency Committee, 1964, pp. 856-57.

and open spaces will become tomorrow's developments, with their attendant demand for roads, schools, shopping centers, jobs, and community facilities.

We in this expanding region are faced with some important decisions. We can let development continue, more or less as it has in the past, in a willy-nilly pattern that has little regard for the future and often serious consequences for the local tax base as municipal needs mount far more rapidly than ability to pay. Or we can resolve to devise programs which can effectively couple the provision of needed community facilities and open space with the development of new housing. Other than this note on its importance, we do not deal in this report with the need to guide the urban growth now taking place in the region and to provide new communities which will serve all segments of the population with the maximum of amenity. Certainly, to accomplish our objective, new communities must be made attractive to people now in older housing, and new housing must be available to as broad a spectrum as possible of the region's population.

ELIMINATING SUBSTANDARD HOUSING

In 1960, one family in ten in the Philadelphia region lived in a home that needed major repairs: 120,000 housing units were found by the census to be either deteriorating or dilapidated. An additional 23,000 families lived in units that lacked private plumbing facilities. Sixty thousand more families, while living in housing that was physically sound and had all facilities, had so little space that there was more than one person per room.

The traditional focus of housing programs has been the elimination of these substandard conditions. Urban renewal and housing code enforcement are directly concerned with this problem; public housing, which supplies standard units at subsidized rents, requires that one substandard unit be eliminated for each standard unit provided.

Yet, when we examine the characteristics of families living in substandard housing, we find that poor housing is closely linked with poverty: 41 percent of all families in substandard housing had incomes below $3,000; 56 percent of the renters paid more than 35 percent of their incomes for shelter.

These facts indicate that closing the gap between what people can afford to pay and what decent housing costs is a fundamental prerequisite to eliminating or rehabilitating poor housing. This is why the Housing Association gives top priority to its housing subsidy proposal.

Code Enforcement

The primary source of low cost housing is the older standing stock: 60 percent of the dwellings in the Philadelphia area were built before 1939. To prevent this stock from becoming substandard, and to encourage rehabilitation of substandard structures, *the Housing Association recommends the adoption of housing codes throughout the region, and vigorous enforcement of those codes.*

Code enforcement is our chief weapon against substandard housing, and our best means for preventing older housing from becoming dilapidated. Housing codes should require that all housing, regardless of age or tenure, be in sound condition and good repair, have basic facilities—heat, ventilation, electricity, hot and cold running water, bathrooms, sinks. Crowding which endangers health or safety should be prohibited.

Code enforcement has many advantages. It sets a uniform minimum standard, regardless of age, value or location of the property. It leaves to the owner the crucial decision of whether to raze his property or rehabilitate it. Frequently the high cost of bringing converted, dilapidated, and obsolete structures to the code standard leads to abandonment of the worst housing. Effectively capitalized upon, this will thus lessen crowding in the worst areas. Moreover, the major cost of code enforcement is administration; this makes it far less costly than other housing programs under which the government acquires the structures.

It should be stressed that the effectiveness of code enforcement is currently limited by a number of constraints. Few suburban communities have housing codes. In the city, the chief constraint, until recently, has been reluctance on the part of government to press for full compliance and a corresponding reluctance on the part of the magistrates to impose meaningful penalties. With new impetus now being given to code enforcement, other constraints become more crucial. Families are being displaced, and alternative housing within their means is unavailable. Landlords patch or use makeshift devices because their tenants cannot pay rents required to amortize the cost of a full rehabilitation job. Financing is difficult or impossible to obtain. In our view, none of these constraints is insuperable; we believe that they can and must be overcome, and that our recommendations on housing subsidy and finance hold the key to success. With adequate financing for owners and subsidies for low income occupants the main barriers to enforcement would dissolve.

Urban Renewal

Inevitably, some owners will elect to abandon their buildings, rather than bring them up to code standards. Such buildings are a source of neighborhood blight. In most cases, they should be torn down and the cleared site put to some better use. To accomplish this, *the Housing Association recommends that the urban renewal program be expanded to include the acquisition of obsolete or abandoned housing wherever it may occur.*

Urban renewal was developed as a federally subsidized program for eliminating slums and blight. Since the program's inception in 1949, it has operated on a "project" basis. A slum area is certified for renewal. The plans are drawn and approved. The area is cleared through the power of condemnation. The land is then sold, usually to a private developer, with the government absorbing the difference between the cost of acquiring and clearing the land and what it is worth for the new use. The whole process is lengthy, cumbersome, and, despite efforts to cushion it, brutal to those who live in the renewal area. Not only do the people lose their homes (or businesses),

but they can seldom find other housing at the same low price they were paying prior to renewal.

Clearance may be the only long-run solution for many of the older, dilapidated, overcrowded and obsolete neighborhoods in our area. However, until adequate provisions can be made for the occupants of these areas, via housing subsidies, liberalized mortgage financing, and improved counseling services, clearance will only intensify existing problems.

For these reasons, the Housing Association recommends that the prime target of renewal activity should be removing or rehabilitating the numerous vacant, open, and apparently abandoned structures located throughout the older parts of the region. Such a program might work along the following lines: The renewal agency could announce its readiness to purchase any property for a fairly low price (substantially less than estimated market value under eminent domain proceedings) or to accept it as a gift (e.g. from the city, after acquisition for tax delinquency). The power of eminent domain would not be used. Because the acquisition price would be set at a low level, the agency would presumably get only the "dogs." Most, but not all, of these properties would be in areas of rock-bottom housing quality. Any structures which it is desirable to rehabilitate or repair could be transferred to the Housing Authority or sold or leased to nonprofit corporations, real estate operators, or private individuals. However, assuming that our proposed housing subsidy and financing programs are in operation, it is unlikely that the renewal agency would be offered many properties with rehabilitation potential. The renewal agency would demolish most structures and the cleared land would either be rebuilt or become part of a land bank and put to interim or permanent use as small parks, totlots, parking, or sideyards for the adjoining structures.

The ultimate re-use of land acquired through voluntary purchase would be determined more or less in the same manner as conventional projects: in accordance with a plan approved locally and by the federal government. A small amount of condemnation would still be necessary to provide usable sites for community facilities, such as schools, housing, and industry, but condemnation and forced displacement would be a fraction of its present level.

THE NEED FOR INFORMATION

At the present time, little comprehensive information about housing is available in a form useful to consumers, especially to lower income families. Making people aware of the choices available to them in the housing field is an essential aspect of improving the market: without knowledge, choices do not exist. The Housing Association recommends that as an integral part of widening the housing choices of families, housing information and counseling services be provided throughout the region to encourage and enable families to take advantage of their opportunities to obtain better housing.

We believe the proposals outlined above, if carried out, will make satisfactory housing available to everyone, but only if those who can benefit from the housing programs take advantage of them. The poor, for example, will need to know that subsidies are available and how to find satisfactory housing: how much to pay, what an adequate house in good condition would provide, what are the landlord's responsibilities and what is the tenant's job, what

WORKING PAPERS OF COMMITTEE ON HOUSING POLICY

Then and Now: The Housing Situation and Housing Needs: A comparison between 1945 and 1961. 9 pp. 25 cents.

Background Information on the Philadelphia Metropolitan Area and Its Housing: An Epitome of 1960 Census Data. Cushing N. Dolbeare. February 1964. 30 pp. $1.00.

Residential Finance in the Philadelphia Area: A Summary of Data from the 1960 Census of Housing on the Financing of Single Family, Owner-Occupied Housing in the Philadelphia Standard Metropolitan Statistical Area. Sue Moyerman. February 1964. 19 pp. 50 cents.

Housing Policy Proposals: A Summary of Proposals Made by Official Agencies and Policy Study Groups. Linda Greenberg. February 1964. 10 pp. 25 cents.

The Urbanization Process in the Philadelphia Metropolitan Area. Revision of memorandum prepared by Elfriede F. Hoeber. September 1961. 4 pp. 10 cents.

How Much Does New Housing Cost in the Philadelphia Area, Who Can Afford It, and How Can Costs Be Lowered to Extend the New Housing Market to More Families in Lower Income Groups. Sue Moyerman. March 1964. 16 pp. 50 cents.

Housing for the Disadvantaged. George Schermer. March 1964. 51 pp. $1.50.

Characteristics of Low Income and Badly Housed Households in the Philadelphia Region. Linda Greenberg. May 1964. 7 pp. 25 cents.

Financing Existing Housing—Is Existing Housing a Less Expensive Alternative for Those People Who Cannot Afford to Purchase New Housing? Linda Niebanck. May 1964. 32 pp. $1.00.

FHA Experience with Mortgage Foreclosures: A Study of the Relationship Between Foreclosures and the Various Elements of FHA-Insured Mortgage Loan Transactions. Sue Moyerman. June 1964. 15 pp. 50 cents.

Information and Counseling Services. Susan Osborn. March 1965. 15 pp. 50 cents.

Alternatives for Consideration in Formulation of a Housing Subsidy Program. Lawrence Cameron. January 1965. 7 pp. 25 cents.

Alternatives for Consideration in Developing a Mortgage Insurance Program. Lawrence Cameron. February 1965. 6 pp. 25 cents.

Housing for Low and Middle Income Groups: Existing and Proposed Programs. Sue Moyerman. March 1965. 34 pp. $1.00.

Statistical Appendix to New Directions in Housing Policy. (In preparation.) $2.00.

Certain Aspects of Cooperatives, Condominiums, and Lease Purchase Arrangements. Barry Peril, Esq. 1964. 11 pp. 25 cents.

Complete Set: $10.00.

Much of the research in preparing this report and accompanying working papers was made possible by the generosity of the Thomas Skelton Harrison Foundation and an anonymous donor.

a fair rent is for a unit, what the rents are for comparable units in different parts of the city. Families should be encouraged to try to get the most for their housing dollar, which in many cases means encouraging people to move to entirely different neighborhoods. Not only must this information be available, but if the families cannot find what they think they are entitled to, there must be people to whom they can turn for help.

Landlords have long complained of poor maintenance and housekeeping among tenants. Public housing inspects the homes of applicants to screen out those who are "poor housekeepers." L & I inspectors often suspect poor tenant maintenance is the cause of some violations, even though the landlords may be guilty of others. Because tenant damage is hard to prove, the landlord is usually cited for all the violations. In some cases, even owner-occupants do not have personal housing standards as high as those of the city code, and are slow to correct their violations. Low income families equipped with rent subsidies will not be able to find standard housing if landlords do not feel assured that tenants will maintain the homes properly, and that there is somewhere the landlord can turn for help with his "problem" families. This points to the need for a variety of services—an attack on the problem of poor housekeeping, ways to encourage tenants to take good care of their rented property and to report problems promptly, be they stopped up plumbing, a broken electric switch, or a hole in the wall.

There is another group of people: families who have rented and who want to buy often lack the knowledge and skills to maintain a home with a minimum of outlay for repairs. We recognize that older homes need more maintenance and more expensive repairs than new ones. Lower-middle income families may have the money to buy old houses under liberalized mortgage terms, but they will probably have little cushion to absorb unexpected major repairs, and they may feel ill-equipped to identify needed repairs and estimate their cost. Information services should provide owners with advice on house repair: how to identify needs, estimate their cost, and find reliable firms to do the work. Self-help instruction in household maintenance and access to power tools could also be part of this program.

The foregoing needs have long been recognized, and some imaginative programs have been attempted to deal with them. Further study is still needed, however, on the types of services that can most appropriately be provided by public and by private agencies, and of the relationship of *housing* information and counseling services to other, more intensive social services, education, and training needed by many families.

IMPLEMENTATION

The foregoing proposals have been couched in general terms. Their implementation requires both governmental action—on federal and local levels—and citizen understanding and support. The subsidy and mortgage insurance proposals, because of their broad scope and the funds required, should, we believe, be federal programs. New construction we see as the responsibility of private industry, with government action focused on removing unnecessary restrictions and barriers, on the one hand; guiding growth and providing necessary community facilities, on the other. Housing code enforcement and urban renewal are primarily responsibilities of local government, although renewal will doubtless depend on federal funds for the foreseeable future. Information and counseling services, we suspect, should be pervasive rather than monolithic, with both public and private agencies developing programs related to the needs of the community and to their own functions.

Our proposals are both general and far-reaching, but we believe that they are feasible, that, indeed, they must soon be realized as we strive for the Great Society. "A decent home and a suitable living environment for every American family," the national goal enunciated in 1949, is an attainable goal, provided we resolve to seek it with both imagination and determination.

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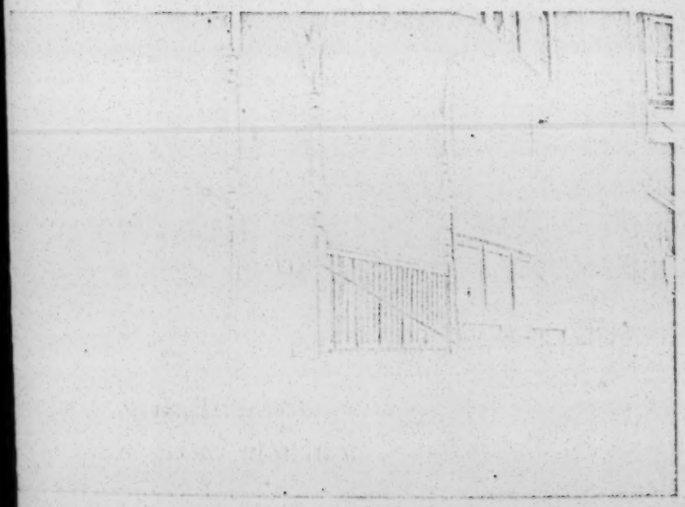

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NAHRO'S 1963-65 POLICY RESOLUTION

Adopted at
business meeting of members
during 1963 National
Biennial Conference
Denver, Colorado
October 2, 1963

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director, The Municipal Housing Authority for the City of Yonkers; Karl L. Falk, chairman, Housing Authority of the City of Fresno; Harris O. Hogenson, executive director - secretary, Redevelopment Agency of the City of Fresno; Barnet Lieberman, commissioner, Philadelphia Department of Licenses and Inspections; Nathan F. S. Porter, executive director, Housing Authority of the City of Huntsville, Alabama; Haley Sofge, executive director, Housing Authority of the City of Miami; Mrs. Marilynn Wacker, assistant to the executive director, Housing Authority of the City of San Antonio.

To fill the unexpired Board terms of newly-elected President Robbins and Vice-president Fay, the Board, on October 3, elected out-going Vice-president for Housing, The Right Reverend Monsignor Leo A. Geary, chairman of the Buffalo Municipal Housing Authority, and out-going Vice-president for the Renewal Division James D. Richardson, executive director of the Housing Authority and Redevelopment Agency of the City of Vallejo, California.

The new presidents of the seven NAHRO Regional Councils, whose elections were announced in JOURNAL reports of the regional conferences, and NAHRO's immediate past President, A. J. Harmon, executive director, Housing and Land Clearance for Redevelopment Authorities of Kansas City, Missouri, also take their places on the Board as new members.

PREAMBLE

As the National Association of Housing and Redevelopment Officials meets, in 1963, it completes 30 years of service to the public officials and civic leaders who work toward the elimination of urban slums and blight.

We find, at this point in Association history, that the massive and rapid growth of urban areas everywhere has made physical decay and obsolescence continuing facts of life. It is forcing changes in traditional methods of government operation; in patterns of social life; in the balance of economic forces. **It is creating an unprecedented need for coordinated action by a myriad of different public and private interests.**

To cope with this need, it is recognized that housing, urban renewal, and codes officials must find a means of more closely relating their operations to the work of the other public and private agencies that are concerned with such deeply imbedded urban problems as poverty, unemployment, lack of education, poor health, family disruption. There must be a ***total community effort*** to meet these 20th century problems. It is foreseen that this total effort can have a highly **stimulating influence on the national economy**, helping it to reach its full potential, while at the same time injecting a new vitality into American life. The aspirations of all persons for full achievement of their rights as American citizens should be recognized in the programming and execution of housing, renewal, and codes enforcement programs. Against this background, the Association has evaluated the trends that have been developing since its 1961 national conference and identifies **five major areas** that warrant priority attention at this time. These trends have evolved out of programs that are at differing levels of maturity. The Association, therefore, has had differing levels of experience from which to draw in recommending new ways to meet the objectives set in this **1963 policy resolution**.

The priority areas for action during 1963-1965 are seen as:

Priority Area No. 1: Recognition of codes enforcement programs as equal partners with housing and renewal in community development.

Priority Area No. 2: Examination of the changing process of urban renewal and a redefinition of its role in total community development.

Priority Area No. 3: Recasting of all publicly-assisted housing programs, including the establishment of a fully effective, full-scale program for meeting the housing needs of low-income families.

Priority Area No. 4: Recognition of the need to bring human relations understanding and skills into the community-development job, as a means of establishing an environment in which all persons can enjoy the opportunities and exercise the attendant responsibilities of American life.

Priority Area No. 5: Recognition of the need for effective organization of government at the municipal, county, state, and federal levels to achieve the over-all objectives of the community development program.

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PRIORITY AREA NO. 1—RECOGNITION OF CODES ENFORCEMENT AS AN EQUAL PARTNER WITH HOUSING AND RENEWAL IN COMMUNITY DEVELOPMENT

Through the Housing Act of 1949, the nation is committed to a policy of assuring a decent home and a suitable living environment for every American family. To achieve this goal, maximum use must be made of the existing housing supply. To do so—and to protect current investments in renewal and housing programs—every community must administer a fully effective codes enforcement program. The history of local codes administration, however, reflects the serious budgetary problems facing local government. The result has been that many local governments have done little beyond mere adoption of codes. Yet, the end product in codes administration is *compliance* and, to achieve compliance, the municipality must develop an effective enforcement procedure. Therefore, financial assistance for this essential component of community development is imperative. For this reason, it is recommended that:

1—To assist local governments in developing efficient organizational structures and procedures for the administration of local codes enforcement programs, federal grants should be provided for planning, training, and administration, including field inspections.

2—The cost of code enforcement programs, in or adjacent to urban renewal project areas, should be made eligible for inclusion in the gross project costs of Title I projects and grants should be provided for intensive area code enforcement projects.

3—There should be a direct loan program under the Federal Housing Administration to assist home owners who otherwise cannot afford to make the repairs required to comply with local codes; flexible rates of interest should be authorized, based on owner's ability to pay.

4—Federal grants should include relocation costs and payments for families displaced by code enforcement on the same basis as for Title I clearance projects.

NAHRO urges local, state, and federal officials to give greater recognition to local codes enforcement programs and include codes officials in the planning of community development programs.

NAHRO urges that federal, state, and local public agencies follow a policy of complying with local codes when undertaking construction projects—in the same way that private interests are obliged to comply with local regulations.

NAHRO reaffirms that its concern with municipal code programs is, first, to promote effective and efficient administration of all local codes and, second, to relate the enforcement of these codes to the larger goals of community development. NAHRO recognizes that other national organizations fulfill the important role of developing local codes standards and model codes ordinances and offers to assist and cooperate with these organizations in pursuit of effective and comprehensive local codes administration.

PRIORITY AREA NO. 2—EXAMINATION OF THE CHANGING PROCESS OF RENEWAL AND A REDEFINITION OF ITS ROLE IN TOTAL COMMUNITY DEVELOPMENT

The scope and concept of urban renewal are undergoing significant change. What was initiated as a program of slum clearance and redevelopment is evolving into a broad new process aimed at total community development. Important elements of this new process are mass transit programming, open space preservation, and the attempt to give direction to urban growth.

The decade immediately following the passage of the Housing Act of 1949 was devoted to working out effective techniques for clearing and redeveloping the most seriously-blighted areas of American cities. The Housing Act of 1954 added a new dimension: neighborhood conservation and rehabilitation. Authorization of the General Neighborhood Renewal Plan (GNRP) in 1956 and the Community Renewal Program (CRP) in 1959 marked the transition of renewal from a project-by-project approach to a broader, more flexible process, concerned with total development in the community and the metropolitan area.

With the changing scope of the urban renewal program in mind, NAHRO adopts four objectives for the next two years:

1—*Measurement and evaluation of the experience and achievements under the clearance and redevelopment concept:* The major share of urban renewal progress to date has been through clearance and redevelopment projects. Experience and accomplishments under this concept should be studied in depth, so that nationwide achievements can be measured and evaluated. An effort should be made to determine the economic and social effects of these projects on adjoining areas; on the community as a whole; and, especially, on the families, individuals, and businesses displaced by them.

2—*Review of programs of neighborhood conservation with the aim of identifying procedures that can be effectively used in all cities for large-scale programs.* Passage of legislation in 1954 authorizing federal grants for rehabilitation and neighborhood conservation has resulted primarily in experimental and demonstration programs. These programs are making important contributions toward the achievement of neighborhood conservation objectives. The recent commitment of the Administration to mobilize the resources of its agencies to achieve neighborhood conservation on a large scale is also a commendable step. New minimum property standards issued by the Federal Housing Administration and the Urban Renewal Administration, and the countrywide series of URA-FHA meetings to promote local interest in the neighborhood conservation program, are important moves toward the same objectives.

At the local level, communities must dedicate themselves to the achievement of neighborhood conservation and structural rehabilitation programs on a scale commensurate with the nation's needs. The neighborhood conservation and structural rehabilitation programs under way today are simply prototypes of what must become a new large-scale national effort. As they continue, they should be studied in detail to determine what constitutes the best operating techniques, staffing standards, financing methods, and sources of citizen help—including local

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support—necessary to do the job. The study consider the slum prevention aspects of local pro- as well as their effectiveness in bringing improve- to deteriorating areas.

amination of urban renewal approaches and tech- necessary to accommodate metropolitan growth evelopment: The new urban renewal dimension— st in such programs as industrial and commercial pment, the community-wide planning techniques GNRP and the CRP, and the inclusion of open and mass transit considerations in renewal plan- makes a project-by-project approach obsolete. project orientation no longer provides the flex- or comprehensive framework necessary to cope the dynamic forces of change affecting urban and politan areas. Over the next few years, new in- must be applied in developing effective techniques iding urban growth. In this period of experimen- and demonstration, the Housing and Home ce Agency should extend every effort to provide ility in administering its existing assistance pro- s, in order to ease the transition into a broader wal process. All communities should undertake wal in the total sense, in order to achieve their full ntial for development and growth.

An adjustment in federal fiscal policy, to provide for long-range commitment of resources necessary for tinuous programming of the community renewal proc- A commitment of federal funds, at a high level, for ntinuing period is required to maintain the momen- we are gaining in the fight against blight and to ain a level of planning and programming needed to with rapid change. Community-wide programming ands community-wide action. NAHRO supports, appropriate for achieving this objective, provisions h as those contained in the proposed "Community elopment Act of 1963" (S.2031), introduced by tor Joseph S. Clark of Pennsylvania, and the bill urban renewal in central business districts (H.R. 1), introduced by Congressman Albert Rains of bama. Congress should appropriate funds adequate support a sustained program and should review and lenish these funds periodically. Such appropriations l assure communities of the financial assistance neces- to program activities over reasonable periods, with- fear that lack of funds will delay carefully worked schedules or force the revision of plans for action.

RIORITY AREA NO. 3—RECASTING OF ALL PUBLICLY-ASSISTED HOUSING PROGRAMS, INCLUDING THE STABLISHMENT OF A FULLY EFFECTIVE, FULL-SCALE OGRAM OF LOW-INCOME HOUSING

comprehensive housing program should be geared complement the processes and compensate for the equacies of the private housing market and should t local communities in responding to their total ing needs. The existing public housing program uld be continued and given more flexibility. Addi- l methods should be authorized to aid those families e needs cannot be met by the formulae of the -income housing program or of other existing pub- assisted housing programs, such as the moderate- ome housing program (FHA 221-d-3) and the pro- m of direct loans for elderly housing (Community Facilities Administration 202). Additional assistance methods should recognize the need to give special attention to rehabilitation of existing housing.

Over the past two years, tremendous strides have been made toward adapting the public housing program to current needs: greater recognition has been given to good architectural design; a program of adequate social services for low-income families in public housing has been initiated; new methods of housing assistance are being developed to reach a wider range of low-income families. It is to be noted that, since 1961, over 300 new local housing authorities have been established.

Despite this progress, much remains to be done. One-fifth of the population in the United States—36 million persons—is living in housing that is either dilapidated, deteriorating, or lacking basic plumbing facilities. Over three-fourths of this deficient housing is occupied by households with annual incomes of less than $5000.

The challenges of the 1960's require that immediate and positive steps be taken to achieve a fully effective, full-scale housing program to meet three critical concerns:

—Rapidly stepped-up urban renewal activity requires, as a concomitant, an equally stepped-up program for low-income families. Such a program is an essential ingredient for the renewal of urban areas.

—There is a growing preoccupation of local communities with ways and means of coping with crime, delinquency, school drop-outs, racial tensions, and other forms of social unrest. It is undeniable that this social unrest, particularly among low-income families, has its roots in lack of training and job opportunities, chronic unemployment, substandard housing, and a poor living environment.

—The American conscience has awakened to the incongruity and basic injustice of poverty and deprivation in the midst of an unparalleled American prosperity. Since the enactment of the Housing Act of 1949, a good home has been recognized as an essential part of the total needs of every American family.

The immediate task is to adjust the structure and resources of publicly-assisted housing programs so that they can make their full contribution to these critical areas of concern.

To achieve this end, NAHRO proclaims the following major goals:

1—*Volume and Flexibility:* A publicly-assisted housing program should be of sufficient volume and flexibility to reduce materially the number of families living in inadequate housing and should be focused on serving these housing needs. A comprehensive housing program should be recognized as an integral part of economic and housing policy on the national level and of total community planning on the local level.

2—*Quality:* Publicly-assisted housing should recognize the essential dignity of the individual and be well designed in order to be an attractive asset to the community in which it is located. Opportunities should be provided for low-income families to find adequate, desirable housing.

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3—*Social Services:* In addition to housing, services in the areas of health, education, employment, homemaking, and family adjustment are essential components of any program to assist low-income families to overcome their handicaps.

4—*Organization:* Because of its importance to the national well-being, a comprehensive housing program should have an important place in the organizational structure of the federal government. Functions relating to housing, now performed by a variety of agencies, should be reexamined in terms of a more coordinated operation. On the local level, a similar coordinated operation should exist in an agency that represents the public interest and serves as a resourceful vehicle for meeting the community's housing needs.

5—*Program Direction and Morale:* A successful housing program must keep in touch with changes in social and economic climate and in the shifting needs of families. Provision should be made for maintaining a continuous study of current trends, so that changes can be made readily in program philosophy and direction.

To be fully effective, a comprehensive housing program must be characterized by a vital morale—a confident, aggressive, resolute, often buoyant, spirit of wholehearted cooperation in a common effort.

PRIORITY AREA NO. 4—HUMAN RELATIONS: OPPORTUNITIES AND RESPONSIBILITIES

In 1963, housing, renewal, and codes enforcement programs are involved, more than ever before, in human relations concerns. Actions under these programs cannot be undertaken without reference to citizens' aspirations for economic and social advancement. The aim should be an environment in which all persons can enjoy the opportunities and exercise the attendant responsibilities of American citizenship.

NAHRO believes that the next two years will be a period of continued concentrated attention in the human relations area. While the scope of this attention cannot be foreseen at this time, some directions seem clear:

1—Housing, urban renewal, and codes officials should continue to work closely with individuals and agencies having responsibility in areas of education, employment, homemaking, and family adjustment.

2—Increased use should be made of skilled professional assistance in the field of human relations, in the same way as skilled services in economic analysis and physical planning are now utilized.

3—Housing, employment opportunities, health protection, education, and social services must be made available to all.

PRIORITY AREA NO. 5—EFFECTIVE GOVERNMENTAL ORGANIZATION

To achieve the objectives of the community development program, effective organization at all government levels is required. In addition, full cooperation among these levels is essential.

1—*Municipal level:* Proper coordination and, in appropriate circumstances, *reorganization,* among the numerous local public agencies and departments involved, may be required, both for proper planning and for efficient execution of a community development program. Maximum utilization of limited local funds can result from such coordination. In addition to achieving more efficient use of its funds in this way, the city can, through a community development program, generate private actions that can enhance the tax base and thereby increase the city's ability to meet its fiscal responsibilities.

2—*County level:* County government should be encouraged to assume responsibility for appropriate community development functions. Whenever county government undertakes such responsibility, it should attempt to achieve efficiency and coordination within its own purview and also to work closely with other appropriate jurisdictions, to their mutual benefit.

3—*State level:* Local efforts can be strengthened and extended by a state program of urban planning assistance and by the provision of state grants as supplements to the local grants required to qualify for federal aid for community development. Also, an essential role for the state is the encouragement of the provision of appropriate services on a metropolitan area basis. Further, coordination of such state programs as the highway program with municipal and county development activities is vital to the success of both.

4—*Federal level:* A number and variety of federal agencies have developed, over the past three decades, in response to urban needs. Elimination of duplication and effective coordination can be achieved only through the creation of a Department of Housing and Community Development at the Cabinet level. Continued recognition of the local character of community development must be a basic tenet of the federal government, if appropriate solutions to urban problems are to be realized.

REAFFIRMATIONS

As the Association works to advance the programs covered in these five priority areas, its efforts to move ahead with three of the goals set in the 1961-63 Program Resolution will continue:

Citizen Participation: NAHRO repeats its 1961 recommendation that, as part of the cost of housing or renewal programs, there be included the cost of training neighborhood organization leaders. It also reaffirms its belief in the need for citizen participation at the neighborhood level but repeats the caution that such participation must arise from groups that are informed, intelligent, and constructive and that operate in support of programs that are consistent with a sound housing and renewal effort for the community as a whole.

Information, Research: All of the specific recommendations of the 1961 resolution are still to be fully realized in 1963. They have NAHRO's continued support, based on the conviction that the scope and impact of action programs in the field of housing, urban renewal, and codes enforcement require that information, research, and demonstration should be used as effective tools in making program decisions.

Training: Although some action has been taken on the recommendations of the 1961 resolution, none of them have been fully achieved and they have NAHRO's continued support.

Neighbors

A bi-monthly publication on interracial living

March–April 1971

Vol. 1 – No. 3

IN THIS ISSUE . . .

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NEWS FROM THE HOME FRONT

In 1968 a new federal law was written — and a 100-year-old one interpreted — both dealing with racial discrimination in the sale and rental of housing. Since that time, the law has been clear that all housing discrimination is illegal. The feeling persists, however, among open housing adovcates that the ensuing three years have produced less than equal treatment of black and white Americans in the housing market.

Shoppers' Sunday materials ready.

What happens when a black man stops in at a real estate broker's office in a white neighborhood? When he asks about renting an apartment in a nearby development? How similar is the courteous treatment he may receive to the treatment given a white man? What happens when a white man asks about housing in an interracial area? Does he get different treatment than a black man who asks about the same area?

NN plans to find out. On Shoppers' Sunday, our member groups will test housing practices in their cities, using uniform procedures and report forms. The program is directed by Joe Battle, NN President. Materials will be sent to local coordinators for participating groups by April 1st.

Conference at Oberlin June 11 - 14

Focus of the second annual conference of National Neighbors will be on strategies for bringing about affirmative support of open housing by housing industries. Representatives of real estate industries, private and governmental agencies concerned with housing practices will attend as resource people. Results of NN's questionnaire on housing practices andon Shoppers' Sunday will be announced at the conference. Conference workshops will also cover subjects of primary interest to interracial neighborhoods, such as the politics of public school systems, scattered site low income housing as it relates to open housing, financing of community organizations, and community voice in local governmental functions in a neighborhood. The conference will be held at Oberlin College in Oberlin, Ohio beginning with registration at 5:00 p.m. on Friday, June 11th, and concluding with lunch on Monday, June 14th. Additional details covering fees, agenda, etc. will be mailed to NN member groups as they become available. Others interested should write National Neighbors, 5 Longford St., Philadelphia, Pa. 19136.

National Neighbors membership criteria defined

NN bylaws restrict voting membership to "integrated organizations from integrated neighborhoods, having direct contact with a community, and having goals consistent with the purposes of National Neighbors." NN has received several inquiries from organizations whose 'integrated' status, they tell us, is dubious to non-existent, through no fault of their own, but who subscribe whole-heartedly to our purpose. Some are willing to be associate members; some are not . . .they would like to vote. The question they have presented us, then: "what is an 'integrated' neighborhood?" The NN Executive Committee, at its recent meeting on March 20th, attempted to clarify the issue by giving the following guidelines to the Executive Director:

. . . If an organization is neighborhood-based;
. . . If the neighborhood has both white and black residents;
. . . If the organization has both black and white active members;
. . . If it has as a purpose the achievement of a viable interracial neighborhood;
. . . If it will send a black and a white delegate to NN's annual conference;

It fills the qualifications for voting membership in National Neighbors.

Neighbors is published bi-monthly by National Neighbors, an organization of interracial neighborhoods. Organizational memberships are $25 a year; individual associate memberships are $10 a year. Memberships include copies of all publications. Subscriptions to Neighbors, 6 issues a year, are $5 for 12 issues. Material from this newsletter may be used as long as NN is credited. Co-editors: Phyllis Insull and Jean Bullock. National Neighbors, 5 Longford St., Philadelphia, Pa. 19136. (215) 338-2905.

NEWS FROM THE HOME FRONT (Cont'd)

Coming. . .a mini-directory of interracial neighborhoods

A special issue of NEIGHBORS is in preparation that will partially fulfill one of the cherished dreams of the people who first met at Carleton College two years ago to plan with Sponsors of Open Housing Investment for an organization of interracial neighborhoods. The dream was of a complete directory of all the community associations across the country that are working to make a success of interracial living. The job turned out to be much bigger than anyone had thought - even an incomplete directory will require more financial resources for research and travel than National Neighbors has available. So, as a first step, the editors of NEIGHBORS are putting together a "mini-directory" - information on the 38 interracial neighborhoods and their community associations that now make up National Neighbors. Facts and figures on population, membership, types and prices of housing, schools, and projects for each group will be covered. It won't begin to answer the need for a much larger directory, a need felt every time someone writes NN asking for an interracial neighborhood in Tallahassee or San Antonio or Sioux City; but it should give a pretty good idea of some opportunities for interracial living for people moving to any one of our 27 cities, and it may help inspire someone to give us some money to do the whole job.

IN MEMORIAM

Samson L. Freedman was president of Northwest Neighbors in Philadelphia, a member of the National Neighbors Council of Delegates, and a participant in NN's founding conference at Bergamo Center in Dayton. He was also a teacher at Leeds Jr. High School in Philadelphia, and on February 1 of this year he was shot and killed by a 14 year-old student at the school, precipitating a one-day closing of the Philadelphia schools and angry demands by teachers for better discipline programs. For all who knew this gentle, persistent man, his name in headlines screaming of violence seemed particularly inappropriate. More in keeping with his deep commitment to his interracial community was the newspaper report of comments from one of his neighbors, "He was always smiling. No matter what kind of problem you had, he always seemed to have an answer for it. He was never too busy to help, no matter who you were. He is surely going to be missed in this community." Samson Freedman had plans for bringing together many interracial neighborhoods in Philadelphia in a campaign to change the practices of real estate brokers, plans that his colleagues still hope to carry out, but his leadership and his optimism are surely going to be missed in all of the interracial areas of Philadelphia.

National Neighbors joins the nation in mourning the death of Whitney Young, head of the National Urban League, whose unswerving dedication to the goal of a single society was a constant encouragement and inspiration.

NN acquires good friends

Joe Battle, President of National Neighbors, has sent some 75 letters to national organizations involved in civil rights, asking their cooperation in publicizing our new organization. Letters of support and encouragement have been received from many, including NAACP, the United States Catholic Conference, the Potomac Institute, the National Medical Association, the Anti-Defamation League, the National Council of Catholic Women, the National Association of Social Workers, the National Association for Puerto Rican Civil Rights, the League of Women Voters of the United States, the Legal Defense Fund, the Lawyers Committee for Civil Rights Under Law, and the Board of Social Concerns of the United Methodist Church.

. . .while back on the runway. . .

The latest meeting of NN's executive committee represents, we think, the distilled essence of our technological society. One early Saturday morning at O'Hare Airport in Chicago, planes landed from Washington, Philadelphia, Atlanta, Cleveland, Oklahoma City and Denver. One by one, our executive committee members disembarked, traversed boarding tunnels, hiked to a space between Gates E6 and E8 and disappeared into the plush carpeted comfort of Mainliner Room No. 4. At 5:30 p.m. they emerged, walked back through the boarding tunnels, and flew again into the friendly skies, having spent a day in Chicago and never set foot outdoors. They did know Chicago was there, however. Outside the big plate glass windows, 747's howled all day; and while the muted roar seldom interrupted discussion, the monstrous shadows on the draped windows, as the big planes came and went, mingled with the subtle frangrance of kerosene to keep everyone conscious of exactly where they were.

New NN member

Neighbors of Houston has become NN's 38th member group as we go to press. Welcome to the community that adds Texas to our roster.

NEWS FROM THE BATTLEFRONT

Brokers and industries sign open housing compact in Cleveland

Large industrial employers and 18 major real estate firms in Cleveland have recently entered into a formal agreement affirming an open housing market. This event presents compelling testimony for the view that pressures from the business establishment can bring the real estate industry into a posture of affirmative action in open housing. The brokers have signed cooperation forms addressed to participating employers which read:

> "We are in the real estate brokerage business and subscribe wholeheartedly to a policy of handling the sales or rental of properties without regard to race, color, creed or nationality of the persons involved. We would like to be considered as an acceptable broker for your company's real estate business and for referral to any of your employees who require brokerage service."

Employers are urging employees transferring into or out of Cleveland to use a real estate broker from the list. Periodic reviews will ascertain the effectiveness of the program in producing full access to the total housing market for minority employees. Participating employers include General Electric, General Motors, Standard Oil, Ohio Bell Telephone, Republic Steel, Ford Motor Company, as well as many local companies.

Adoption of the program comes after more than a year's hard work by the Businessmen's Interracial Committee on Community Affairs, working with Operation Equality and its director, Joe Battle, who supplied research material, suggestions and inspiration. Original impetus for the effort came when General Electric sought Operation Equality's help in obtaining housing for an incoming black executive who was having difficulties. In a later meeting between leading real estate brokers and BICCA, a GE spokesman commented that in 1968 and 1969 his company paid more than $300,000 in commissions and fees to the real estate industry in the Cleveland area, adding that "We feel we have reason to seriously question the adequacy of services rendered."

The aim of the new program is to extend the agreement to include most large employers and real estate firms in the Cleveland area, where practices concerning minority housing have gravely impaired industry efforts to implement minority recruitment programs.

Builders get a peek at the future

In HOUSE AND HOME, a magazine for builders, Lenard L. Wolffe, a specialist in real estate and zoning law, predicted the future for the readers of the January 1971, issue. "A series of court decisions and some policy steps. . .will produce a profound change in the American suburban scene. . .The impact on American housing patterns is likely to be as significant as were the U.S. Supreme Court decisions on desegragation in the schools. . . There is going to be increasing pressure for 'dispersal' of the inner-city ghetto residents out into white, affluent areas. Accommodation will have to be made to it. . .The suburbs' best bet would be to seek some rational controls by allowing in a 'digestible' amount of such units, and thus avoid having low-income shoved down their throats in huge amounts by litigation, . . .The small and medium-sized builder of conventional developments may be compelled to build some low-income housing to balance out his higher-priced units. But he should be prepared to trade vigorously for this with the town. Housing problems are of concern to the entire community, and should not be taken out of the hide of just the homebuilder. "

Resistance in Philadelphia

As recently reported in NEIGHBORS, the Philadelphia Commission on Human Relations has announced that apartment house owners will be required to report the racial mix of their buildings. On Feb. 19, the Home Builders' Assn. of Philadelphia and Suburban Counties advised its members, "DO NOT complete form 84-17A, but instead, return the Questionnaire unanswered along with the following suggested letter, which should be typed on your own letterhead stationery. The 'suggested letter' states that the sender has been advised by Counsel that the Commission has exceeded its power. It states also that "we are fully committed to the principle of equal opportunity in the apartment industry and to the elimination of discrimination based on race, color and creed."

. . .and evaluation in Philadelphia

The following is from THE NORTHEAST BUSINESS MONTHLY, published by the Northeast Philadelphia Chamber of Commerce:

At his inauguration as 1971 President of the Philadelphia Board of Realtors, Alfred Drombowski said, "the housing integration problem is not being solved in Philadelphia. An effort is being made through law. It is not working. There are those who are trying very hard to make it work. I do not envy the plight of the Commission on Human Relations who find themselves in a huge vise. There are groups with all kinds of angles crowding them on all sides. There are those who want total, instant integration - there are those who do not want integration at all - and, most insidiously, there are those who are using the Fair Housing Laws for their selfish interests." President Dombrowski told the 200 Realtors attending the inauguration that the Philadelphia Board of Realtors is committed to share the responsibility of making housing integration successful in Philadelphia and said ". . .in simple terms, Philadelphia Realtors must shape up or ship out. If we are to survive as a basic, workable institution in our community," said Mr. Dombrowski, "we're going to have to make some significant adjustments and changes. "

NEWS FROM THE BATTLEFRONT (Cont'd)

Ohio Real Estate Commission President sued for discrimination

John H. Pace is president of the Ohio Real Estate Commission. He is also a trustee and secretary of the Northwest Arlington Association, an association of all home owners in the subdivision in which he lives. When Alfred C. Ashley, who is black, tried to buy a house there for $63,500, the Northwest Arlington Association bought the house themselves and then turned it over to King Thompson & Co. to sell. John H. Pace is also the president of King Thompson & Co. Mr. Ashley has brought suit, along with two white members of the association who charge that its sole purpose has been to exclude black families.

Justice in Portland . . . a long time coming

Beverly Williams Ivey had, after 3½ years of courtroom delays and slow justice, won her case against housing discrimination when the Oregon Court of Appeals upheld the constitutionality of the state's open housing law. In terming it a landmark decision, Attorney General Lee Johnson said it was the first Oregon case -- and one of the few nationally -- where the validity of an open housing law has been tested in a high state court. Johnson also said it was the first case in the nation where a state appellate court had awarded monetary damages for mental anguish and humiliation to a victim of discrimination.

Mrs. Ivey brought charges against Mr. and Mrs. Donald Joyce, who refused to rent her an apartment because she was black.

After hearing the case, Labor Commissioner Norman O. Nilsen ruled that discrimination existed and ordered the Joyces to pay Mrs. Ivey $200 for humiliation and $140 moving expenses. He also ordered the Joyces to submit regular reports to the state Bureau of Labor on the terms and conditions under which their rental units were offered for rent. The case was appealed to the higher court, which not only upheld the original decision, but ruled that Nilsen was entitled to conclude discrimination might continue in the future, and monthly reports on owners' apartment activities would provide a proper mechanism to protect the rights of others in the same situation as Mrs. Ivey.

And how did Mrs. Ivey feel about becoming a part of the nation's legal history? "It's just great" she said, "but there should be some way you could speed up the process, some way that a remedy would be provided for quickly in such cases. God, it was all so long that I sometimes actually forgot about it."

Dallas Center reports on discrimination

Racial discrimination in Dallas, Texas apartment housing is "substantial" and the 45% rate of discrimination at first contact would probably be considerably higher if the actual rental of apartments was attempted, reported the Greater Dallas Housing Opportunity Center at its second annual dinner Jan 21. Results were compiled from a survey made by black and white testing teams of 94 apartment buildings throughout the city. The survey found a "surprisingly high incidence of raw,undisguised discrimination" - refusal to show to blacks or allegations of no vacancies followed by offering an apartment for rental to whites. Featured speaker at the dinner was pioneer integrated housing developer Morris Milgram, whose suggestions for innovative methods of aggressive development of interracial housing brought him a standing ovation.

HUD considers affirmative marketing guidelines

A letter sent to HUD Secretary George Rommey from NN expressed the belief that doubts about the enforcement of fair housing laws were preventing many minority families from seeking housing on an open market and urged HUD to require that all federally assisted housing be affirmatively advertised. Secretary Romney replied, in part:

"HUD is presently involved in a suit brought by the Housing Opportunities Council of Metropolitan Washington, alleging violation of Sec. 804 (c) of Title VIII of the Civil Rights Act of 1968. One of the demands in this suit is that HUD issue rules and regulations applicable to the newspaper publishing business. . . Accordingly, the desirability and feasibility of guidelines applicable to the publishing industry have been under active consideration for the past several months. . . An important corollary to a guideline would, of course, be Department standards for affirmative marketing of Federally assisted housing. . . To this end, we are currently considering what action the Department may appropriately require of FHA sponsors in the area of affirmative marketing. We appreciate your interest and concern in this important area and assure you that these issues are of major concern to the Department and that we are actively working on implementing guidelines.

Ribbicoff bill to insure housing for federal employees

Senator Abraham Ribbicoff of Connecticut has introduced Senate bill S. 4546, to (a) require Federal agencies, Federal contractors, and State governments to assure that an adequate supply of housing for low- and moderate-income families will be available in any area in which a Government facility is to be located; and (b) to provide financial assistance to communities to assist them in meeting the requirements of this Act.

AND NEWS FROM THE COMMUNITY

At its annual meeting, the 19th Ward Community Assn., NN's 37th member, adopted new goals to serve as guidelines for Association action during the next few years: (1) To strengthen a sense of community within diversity; (2) to gain a voice in planning public and private services; (3) to support resident home ownership; and (4) to recognize its relationship to the total metropolitan area.

Rochester, N. Y.

Outgoing president Alfred Sette, a self-described "19th Ward chauvinist," spoke of the dangers of organizing a community on the basis of fear, and said that the Association provides a unique opportunity to act out of optimism and confidence rather than fear. "If you are 'for real' you don't have to run around proving how white you are, how black you are, or how anything you are. . . By moving to a community and/or choosing to remain there, you have chosen to deal with a given set of problems. Too often we make choices based on avoiding problems and have a tendency to take whatever problems come along. To think that other areas do not have problems is naive. . .Neither naive nor utopian, I am just thick-headed enough to believe that sensible, realistic alternatives must exist and provide for our future."

Baltimore

Few real estate boards in the country have taken a more affirmative stand for non-discrimination in housing than the one in Greater Baltimore. At a public meeting on Feb. 10, Willis Hammond, their executive vice-president, participated on a panel with other representatives of the housing industries and re-affirmed their obligation to conform to the letter and spirit of fair housing laws. (emphasis his.) In a later question period, Mr. Hammond was asked why some neighborhoods stay white and others rapidly become all-black. His answer, "It's a matter of economics. Some neighborhoods stay white because blacks don't desire to live in those neighborhoods." From Chinquapin Park Improvement Assn., a NN member group, another questioner asked "Would you introduce a bill prohibiting steering of black people to the city and white people to the county? We have no law against steering." Mr. Hammond replied, "Steering is extremely hard to define. If a broker failed to show one house, it could be called steering. I can't speak for the Board, but I think they would not support such a law. We have spoken with your people before."

Mr. Hammond may have been referring to an unexpected visit to his home of 60 members of the Northeast Community Org. last September. NECO had been fighting to curb solicitation and speculation by brokers, and when the real estate board refused to attend a NECO meeting NECO decided to go to them. Hammond didn't take to it kindly. "I don't bother you in your homes" he told his visitors. That was the wrong thing to say. A NECO member snapped back, "Oh yes you do! Your realtors are bothering us at our homes all the time."

Detroit

From Detroit's Northeast Community Organization comes another technique for handling brokers' over-zealous pursuit of listings. When a real estate salesman phoned one couple, they made an evening appointment and then invited their fed-up friends to attend. When the gentleman arrived he thought he had a roomful of potential sellers but soon found he was wrong. He left promising that none of them would be solicited again by him or his office. The residents told him to pass on the word to others that appointments by phone solicitation could well mean walking into the same kind of scene.

MEMBERSHIP APPLICATION

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5 Longford St., Philadelphia, PA 19136

☐ Yes, I would like to be an associate member of National Neighbors. I understand that my annual dues of $10 entitle me to receive Neighbors and copies of other publications. (Please make sure name and address on reverse are correct.)

☐ Send subscriptions to Neighbors, at $5 for 12 issues (6 a year) to:

☐ This organization might like to be a member @ $25 a year. Please send information and an organizational member application form to:

TENANTS UNIONS ORGANIZED BY COMMUNITY

Al Raby, member of the Board of the Hyde Park-Kenwood Community Conference in Chicago, met with the executive committee of National Neighbors on March 20 to explain that organization's program for organizing tenants' unions. He pointed out that such a program can serve two important purposes for interracial neighborhood groups - it helps to upgrade apartment housing and prevent deterioration and it brings tenants into active involvement with the community association which all too often has to depend only on home owners for support. Hyde Park-Kenwood's tenant organizing program was also reported in a 1969 Urban Research Corporation's report on the Tenants' Rights Movement. The article cites a law suit filed in July, 1969 by one of the unions organized by Hyde Park-Kenwood, which attempts to invalidate the standard Chicago real estate board lease on the grounds that it violates the tenant's right, as an individual, to negotiate. Raby reported to NN that this case is still in the courts.

NEW COMMITTEE URGES END TO RACISM AND POLARIZATION

Sixty distinguished citizens have formed a Committee for Commitment to Brotherhood in 1971. The national committee includes Dorothy Height, Bayard Rustin, Sen. Fred Harris, Sen. Mark Hatfield, Dore Schary, Dr. Benjamin Mays, under the sponsorship of the National Conference of Christian and Jews.

The NCCB urges all Americans to strengthen the organizations which are firmly committed to racial integration and are seeking to effect needed social changes through peaceable means. The NCCB especially urges widespread support for the National Association for the Advancement of Colored People (NAACP), the National Urban League and the Southern Christian Leadership Conference. These organizations and the NCCJ are striving to open all residential areas to people of all races, religions and ethnic origins. Write: NCCB, 43 W.57th Street, New York, N.Y. 10019.

NATIONAL NEIGHBORS MEMBER GROUPS

Blue Hills Civic Assn, Hartford, CN
Bryn Gweled Homesteads, Southampton PA
Butler-Tarkington Nbd. Assn., Indianapolis, IN
Chinquapin Park Impr. Assn., Baltimore, MD
Crenshaw Neighbors, Inc., Los Angeles, CA
Dayton View Nbd. Council, Dayton, OH
Field Neighborhood Group, Minneapolis, MN
Glenwood Lake Nbd. Assn., New Rochelle, NY
Greater Park Hill Community, Denver, CO
Hillside Terrace Nbd. Assn., Plainfield, NJ
Hyde Park-Kenwood Comm. Conf., Chicago, IL
Inglewood Neighbors, Inglewood, CA
Irvington Comm. Assn., Portland, OR
Kennedy Heights Comm. Council, Cincinnati, OH
The Lomond Assn., Shaker Heights, OH
The Ludlow Comm. Assn., Shaker Heights, OH
Meridian-Kessler Nbd. Assn., Indianapolis, IN
Neighbors of Houston, Houston, TX
Neighbors, Inc., Washington, DC
Neighbors Unlimited, Los Angeles, CA
New Northwood Impr. Assn., Baltimore, MD
Nineteenth Ward Comm. Assn., Rochester, NY
North Avondale Nbd. Assn., Cincinnati, OH
Northeast Heights Residents Assn., Wichita, KS
Notthwest Comm. Org., Detroit, MI
Northwest Neighbors Assn., Philadelphia, PA.
Oklahomans for Neighbor Equality, Okla.City, OK
Pratt Area Comm. Council, Brooklyn, NY
Prospect-Lefferts Garden Nbd. Assn., Brooklyn,
South Dekalb Neighbors, Decatur, GA
South Shore Commission, Chicago, IL
The Southeast Org. of Kans.Cy., Kansas City, MO
Southwest Atlantans for Progress, Atlanta, GA
Thirty Families, Oklahoma City, OK
University City Res. Serv., University City, MO.
West Mt. Airy Neighbors, Philadelphia, PA
Wildewood Hills-Heights Neighbors, Okla. City, OK
Windsor Hills Assn., Baltimore, MD

ASSOCIATE MEMBER ORGANIZATIONS

Atlanta Comm. Rels. Commission, Atlanta, GA
Baltimore Neighborhoods, Inc. Baltimore, MD
Board of Christian Soc.Concerns of the United Methodist Church, Washington, DC
Culver Neighbors, Culver City, CA
Ford Foundation Library, New York, NY
Home Investments Fund, Chicago, IL.
Housing Opportunities Made Equal, Raleigh, NC
City of Inglewood, Inglewood, CA
Metrop.Applied Research Ctr. Library, NYC, NY
Social Sec. Admin. Housing Service, Baltimore, MD
West Side Fair Housing Council, Los Angeles, CA.

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3—11:00 A.M.	3— 1:00 P.M.	3— 2:00 P.M.
4—12:00 Noon		
5— 2:15 P.M.	5— 4:10 P.M.	5— 5:00 P.M.
6— 5:15 P.M.	6— 6:55 P.M.	6— 8:00 P.M.
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(Effective January 1, 1969)

NATIONAL NEIGHBORS 5 Longford St., Philadelphia, PA 19136 (215) 338-2905

Second Annual Conference
Oberlin College, June 11-14, 1971

INFORMATION SHEET

For All Participants:

Oberlin College brochure is being sent you. It includes a map of Oberlin, with South Hall indicated by ink circle. Phone number of college is in brochure.

Schedule of limousine service between the Cleveland Airport and Oberlin is being sent to you. Also, for those driving, a schematic map of routes to Oberlin.

Your rooms are dormitory rooms. Bathrooms are communal type - separate of course for men and women. College supplies all linens and soap but not face cloths - please bring your own. Rooms are made up in advance, with towels for three days in room, and your room will not be entered after that. Lounges and bathrooms are cleaned daily. Trash can be emptied into hall baskets if necessary.

Phone calls for you will be received at the main desk of South Hall and you will be paged on the P.A. system and told where to go for the call. Only serious emergency calls will be accepted between 10:00 p.m. and 8:30 a.m.

Social hours will include liquor. Oberlin is dry, so we will have to buy it ourselves and bring it in. Please be prepared to pay your share if you plan to participate.

The weather should be mild, but it is possible it will be hot. South Hall is not air-conditioned. Casual sports clothes are all you need. Keep in mind that you may in your free time want to play tennis or volley ball. There is an indoor pool which will be open, with lifeguard, one hour on Saturday and on Sunday. We must pay $20 each time for this, so again please be prepared to pay your share if you swim.

A key deposit of $1.00 will be required by the college when the room assignment is made. This deposit will be returned when you return the key at the end of the conferenc

For Delegates and Board Members: PLEASE BRING WITH YOU.....

Materials about your organization for other delegates - whatever you like.

Any Shoppers' Sunday reports that have not already been sent to Operation Equality. The Saturday morning workshop will give you a chance to tell what you found beyond the formal reports - if your organization participated in Shoppers' Sunday and you did not, try to find out from those who did what happened.

The proposed By-laws revisions, if you received a copy. The old By-laws, if you have a copy.

Information on any special project of your organization that was successful and/or innovative enough that you would like to present it to the larger group. Workshop D on Sunday afternoon has been planned for these reports. Please tell us when you register if you have a presentation planned.

Paintings or drawings by children from your local school, if it is integrated, on the subject "Me and My Friends." Ask your grade teachers to have the children try this. Any that you use will credit the child and the school and teacher.

NATIONAL NEIGHBORS
Oberlin Conference

ROSTER

	Horace Barker	Observer	Southern Regional Council, Atlanta, GA
1 x	Joe Battle	Board/Delegate	Ludlow Community Assoc., Shaker Heights, OH
	Eddie Bankston	Observer	EPIC, Calif. State College, Los Aggeles, CA
	Shirley Berner	OE Staff	Operation Equality, Cleveland, OH
	Marilyn Blackmon	Delegate	Butler-Tarkington, Indianapolis, IN
X	Willie Blackmon	Observer	Housing Opportunity Ctr., Columbus, OH
	Gene Bowens	Resource	Interfaith Housing, Atlanta, GA
	James Brooks	Board/Delegate	Irvington Comm. Assoc., Portland, OR
	Jean Bullock	Delegate	West Mt. Airy Neighbors, Philadelphia, PA
	Arthur Campbell	Observer	Southern Regional Council, Atlanta, GA
	Ken Campbell	Delegate	Meridian-Kessler N.A., Indianapolis, IN
	Jim Carew	Observer	HUD, Washington, DC
	Barbara Carter	Delegate	Glenwood Lake N.A., New Rochelle, NY
	Pat Chapman	Observer	Community Relations Com., Atlanta, GA
	Charles Cluxton	Delegate	Windsor Hills Assoc., Baltimore, MD
	Hugh F. Coyle	Delegate	West Side Neighbors, Akron, OH
	James DeClue	Board	St. Louis, MO
	Marian Dockhorn	Delegate	Bryn Gweled Homesteads, Southampton, PA
	Gary Fisher	OE Staff	Operation Equality, Cleveland, OH
	Dr. D.M. Fubara	Delegate	NW Area Council for Hum. Rels., Columbus, OH
	Maurice Goldenthal	Delegate	Prospect Lefferts Gardens N.A., Brooklyn, NY
	Elliott Goldstein	Delegate	Ludlow Community Assoc., Shaker Heights, OH
	Joseph Hairston	Board/Delegate	Neighbors, Inc., Washington, DC
	Michael Halloran	Delegate	Inglewood Neighbors, Inglewood, CA
	Monna Hansen	Delegate	Thirty Families, Oklahoma City, OK
	Carolyn Hawkins	Board	Butler-Tarkington N.A., Indianapolis, IN
	Jack Healy	Board/Delegate	Glenwood Lake N.A., New Rochelle, NY
	Peggy Helton	Board/Delegate	South De Kalb Neighbors, Atlanta, GA
	Lou Henderson	Delegate	Greater Park Hill Community, Inc., Denver, CO
	Betty Hensley	Board/Delegate	NE Heights Residents Assoc., Wichita, KS
	Celestine Hill	Delegate	Bryn Gweled Homesteads, Southampton, PA
	Pat Hornschemeier	Observer	H.O.M.E., Cincinnati, OH
	John Hunt	Board	Detroit, MI
	Phyllis Insull	Board	Swarthmore, PA
	Larry Jameson	Resource	Lawyers' Committee, Washington, DC
	Eva Jones	Delegate	Windsor Hills Assoc., Baltimore, MD
	Mildred Kilgore	Delegate	Old West End Assoc., Toledo, OH
	Alan Kohn	Board	University City, MO
2 x	Sister M. Jordan Langenhennig	Delegate	Broadmoor Improvement Assoc., New Orleans, LA
	Fran LeDuke	Delegate	Greater Park Hill Community, Inc., Denver, CO
	Ray LeDuke	Observer	Metro Denver, Denver, CO
	Don Lewis	Delegate	Lomond Assoc., Shaker Heights, OH
	Howard Lewis	Resource	Mid-Peninsula Fair Housing Council, Palo Alto, CA
	Richard A. Markle	Delegate	NW Area Council for Human Rels., Columbus, OH
	Ethel Mazurek	Observer	HUD, Philadelphia, PA
	Bruce Melville	Observer	East Cleveland CITIZEN, East Cleveland, OH
	Carolyn Melville	Observer	East Cleveland CITIZEN, East Cleveland, OH
	Michael Meyers	Observer	Metropolitan Applied Research Center, New York, NY

ROSTER

	Ann Michener	Observer	SSA, Baltimore, MD
3	John Michener	Observer	SSA, Baltimore, MD
X	Jean Milgran	NN Staff	Philadelphia, PA
	Morris Milgran	Observer	Hope Housing Associates, Philadelphia, PA
	Don Miller	Observer	Baltimore Neighborhoods, Inc., Baltimore, MD
	Claudia Morgan	Delegate	19th Ward Community Assoc., Rochester, NY
	John Morrissey	Delegate	19th Ward Community Assoc., Rochester, NY
	Linda Morrissey	Observer	19th Ward Community Assoc., Rochester, NY
	Denis Murphy	Resource	Housing Opportunities Center, Columbus, OH
	Rhita Muci	Delegate	NE Heights Residents Assoc., Wichita, KS
	Eva Pahnke	Observer	Windsor Hills Assoc., Baltimore, MD
	Dorothy Payne	Board	Blue Hills Civic Assoc., Hartford, CT
	Diane Pribor	Delegate	Old West End Assoc., Toledo, OH
4 X	Thelma Rex 5908 N. Terry 405 424-2516	Delegate	Thirty Families, Oklahoma City, OK 73111
	Barbara Roderick	Observer	City of Cleveland Heights, OH
	George Robnett	Delegate	Inglewood Neighbors, Inglewood, CA
	George Samples	Delegate	Southwest Atlantans for Progress, Atlanta, GA
	Bernice Sharfner	Delegate	Crenshaw Neighbors, Los Angeles, CA
	Ernie Siler	Board/Delegate	Hyde Park-Kenwood Comm. Conf., Chicago, IL
	Jean Schlemmer	Observer	Cleveland Heights, OH
	Suzanne Spetrino	OE Staff	Operation Equality, Cleveland, OH
	Philip Starr	Delegate	Blue Hills Civic Assoc., Hartford, CT
	Ruth Steele	Board/Delegate	West Mt. Airy Neighbors, Philadelphia, PA
	Judy Studebaker	Delegate	O.N.E., Oklahoma City, OK
	Jack Tatum	Delegate	South De Kalb Neighbors, Decatur, GA
5	Gloria Tillery	Board	Windsor Hills Assoc., Baltimore, MD
X	Roland Tillery	Observer	Windsor Hills Assoc., Baltimore, MD
	Mary Ubbelohde	Observer	Hts. Citizens for Human Rights, Cleveland Hts., OH
	Paul Van Natta	Observer	NW Area Council for Human Relations, Columbus, OH
	Edna Vaughns	Board/Delegate	South Shore Commission, Chicago, IL
	Hubbard Warren	Delegate	Blue Hills Civic Assn., Hartford, CT
6 X	Susan Wiltshire	Observer	Belmont-Hillsboro Neighbors, Nashville, TN
	Joseph Wine	Observer	Dayton View Project, Dayton, OH
	William Yacovissi	Delegate	New Northwood Comm. Assoc., Baltimore, MD

2606 Queen Anne Rd. (301) 664-7871
21216

B

NATIONAL NEIGHBORS 5 Longford St., Philadelphia, PA 19136 (215) 338-2905

Second Annual Conference
Oberlin College, June 11-14, 1971

AGENDA

Friday, June 11

5:00 p.m.	Registration
6:30- 7:00 p.m.	Social hour
7:00- 7:30 p.m.	Dinner - cafeteria
8:00- 9:00 p.m.	Board meeting
9:00-10:00 p.m.	Discussion groups
10:30 p.m.	Social - snack served

Saturday, June 12

8:00- 8:30 a.m.	Breakfast - cafeteria
9:00-10:00 a.m.	Plenary business mtg.
10:00-12:00 a.m.	Workshops - reports on Shoppers' Sunday by local groups.
12:30- 1:00 p.m.	Lunch - cafeteria
1:00- 3:00 p.m.	Free time.
3:30- 5:30 p.m.	Workshops A & B (See right-hand col.)
6:30- 7:00 p.m.	Social hour
7:00- 8:00 p.m.	Dinner
8:30-10:00 p.m.	Discussion groups
10:30 p.m.	Buffet social hour

SATURDAY SPECIAL EVENTS

3:30 p.m. Workshops A & B. (Choose one.)

A. Panel. Two-way Voluntary Busing.
An in-depth report on unique Shaker Heights school integration program.
Panelists:
Russell Irvine, Dir., Comm-Schl Relations
Ray Timm, community spokesman
Two parents of children in busing program

B. Panel. Low-income Hsg. and Open Housing
Alan Gressel, exec. V.P., Hsg. Devel. Corp
Charles Beard, exec. dir., PATH
Repres. from Cleveland Interfaith Hsg. Cor

Sunday, June 13

8:00- 8:30 a.m.	Breakfast - cafeteria
9:30-11:00 a.m.	Housing Practices Panel (See right-hand col.)
11:00-12:00 a.m.	Operation Equality of Cleveland - J. Battle
12:30- 1:00 p.m.	Lunch - cafeteria
1:00- 3:30 p.m.	Free time
3:30- 5:30 p.m.	Workshops C & D (See right-hand col.)
6:30- 7:00 p.m.	Social hour
7:00- 7:30 p.m.	Dinner - cafeteria
8:30-10:00 p.m.	Discussion groups
10:30 p.m.	Social - snack served

SUNDAY SPECIAL EVENTS

9:30 a.m. Housing Practices Panel.
Alfred Dombrowski, President
Philadelphia Board of Realtors
Howard Lewis, past Director
California Real Estate Assn.
Representative of
Natl. Assn. of Real Estate Boards

3:30 p.m. Workshops C & D. (Choose one.)

C. Panel. Legal Action on Housing
Stephen Browning, Lawyers' Committee on Civil Rights Under Law, Washington DC
Willis Caruso, Leadership Council for Metrop. Open Communities, Chicago, Ill.
Kenneth Johnson, civil rights attorney Baltimore, Md.
Denis Murphy, Housing Opportunities Center, Columbus, Ohio

D. Panel. Local Action Programs.
Panelists: NN delegates from member grps

Monday, June 14

8:00- 8:30 a.m.	Breakfast - cafeteria
9:30-12:00 a.m.	Annual business meeting of National Neighbors Council of Delegates
12:30- 1:00 p.m.	Lunch - cafeteria
1:00 p.m.	Delegates depart on limousine for Hopkins Airport in Cleveland.
1:00- 3:30 p.m.	Meeting of Board of Directors
4:10 p.m.	Limousine departs for Cleveland airport.

1. MRS. SUSAN WILTSHIRE
BELMONT-HILLSBORO Neighbors
1813 BLAIR BLVD.
NASHVILLE, TENN. 37212

2. JOSEPH H. BATTLE
3129 KESWICK ROAD
SHAKER HEIGHTS, OHIO 44120

3. BROADMOOR IMPROVEMENT ASSOCIATION
c/o SISTER MARY JORDAN
4222 SOUTH BROAD STREET
NEW ORLEANS, LA. 70125

4. MR. ROLAND TILLERY
WINDSOR HILLS ASSOC.
2606 QUEEN ANNE RD.
BALTIMORE, MARYLAND 21216

5. THIRTY FAMILIES
c/o MRS. THELMA REX
590 N. TERRY
OKLAHOMA CITY, OKLAHOMA 73111

6. MR & MRS. MORRIS MILGRAM
NATIONAL NEIGHBORS
5 LONGFORD ST.
PHILADELPHIA, PA. 19136

7.

National Neighbors
5 Longford Street
Philadelphia, Pa. 19136
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Joseph Battle, President
The Ludlow Assn.
Shaker Heights, Ohio

Ruth Steele, Vice-president
West Mt. Airy Neighbors
Philadelphia, Pa.

Iris Bruce, Secretary
O.N.E.
Oklahoma City, Okla.

Richard Kerr, Treasurer
Greater Park Hill Community
Denver, Colorado

BOARD OF DIRECTORS
Thomas Adams, New Rochelle, N.Y.
Gordon Bourne, Denver, Colo.
James O. Brooks, Portland, Ore.
Donald B. Clapp, Atlanta, Ga.
James DeClue, Olivette, Mo.
Guy Freedman, New Rochelle, N.Y.
Marge Goldberg, Minneapolis, Minn.
Joseph Hairston, Washington, D.C.
Carolyn Hawkins, Indianapolis, Ind.
John T. Healy, New Rochelle, N.Y.
Peggy Helton, Atlanta, Ga.
Betty Hensley, Wichita, Kans.
Clifford D. Hill, Kansas City, Mo.
Edward Hollander, Washington, D.C.
John Hunt, Detroit, Mich.
Phyllis Insull, Swarthmore, Pa.
Joyce Jacobson, Oklahoma City, Okla.
Clarence Keller, Cincinnati, Ohio
Ted Kimbrough, Los Angeles, Calif.
Julian Klugman, Washington, D.C.
Roberta Knowlton, Plainfield, N.J.
Alan Kohn, University City, Mo.
Marvin Kraus, Cincinnati, Ohio
Gerry Kraus, Cincinnati, Ohio
Jules Mondschein, Denver, Colo.
Dorothy Payne, Hartford, Conn.
Ann Post, Los Angeles, Calif.
George Samples, Atlanta, Ga.
Ernest Siler, Chicago, Ill.
Gloria Tillery, Baltimore, Md.
Edna Vaughns, Chicago, Ill.
Olive Walker, Los Angeles, Calif.

Jean Gregg Milgram, Executive Director

July 1, 1971

Dear Art Campbell,

I thought you might like to have copies of the enclosed, which along with the earlier resolution in the press release you got at Oberlin, constitute the official actions taken at the National Neighbors second annual conference.

There will be a report later on the non-business aspects of the conference - the panel presentations and discussions. We are hoping to be able to make transcriptions of the tape recordings of some of the panels, but this will take time.

Thank you for coming, and I would be very glad to have any comments or reactions or suggestions you may have about the conference.

Sincerely yours,

Jean Milgram

Jean Gregg Milgram
Executive Director

NATIONAL NEIGHBORS
OBERLIN CONFERENCE
June 11 - 14, 1971

RESOLUTIONS OF THE COUNCIL OF DELEGATES

1. That National Neighbors give primary consideration to holding its 1972 conference at Morgan State College, Baltimore, Md.

2. That delegations bidding for the 1973 conference bring information indicating the availability and cost of facilities in their area, and transportation costs.

3. That it is recommended that the Board of Directors define geographical areas and hold regional meetings between now and the next National conference.

4. That National Neighbors encourage more communication and interaction among member groups.

5. That the Board of Directors establish a standing committee to formulate long-range objectives for National Neighbors and submit a written report at the next annual conference.

6. That the first order of business at the next conference be an evaluation of the year's activities.

7. That each member group be asked to hold a meeting in its city or otherwise inform other groups about National Neighbors.

8. That the Board be authorized to support in the most appropriate fashion requests for support from organizations and agencies whose goals are consistent with the purpose of National Neighbors.

9. That the Board of Directors of National Neighbors be empowered to develop long-range operational plans for a national Shoppers' Sunday.

10. That National Neighbors alert its constituent organizations to make an impact on national issues.

11. That National Neighbors whenever possible assign projects to member groups for organization and execution.

12. That National Neighbors develop an advertising campaign, in conjunction with member organizations, to promote multiracial neighborhoods.

13. That delegates be asked to send news releases to local papers immediately upon their return.

14. That the results of any legal actions involving housing be forwarded to National Neighbors by member organizations.

15. That National Neighbors applaud the Food Services staff at Oberlin College for the outstanding attention given this convention.

BY–LAWS
OF
NATIONAL NEIGHBORS
(As revised June, 1971)

ARTICLE I
Purpose

The purposes for which National Neighbors is organized are to foster and encourage successful multiracial neighborhoods throughout the United States and to perform all acts consistent with the By-laws and the purposes set forth in the Articles of Incorporation.

ARTICLE II
Membership

Section 1. Voting members. Eligibility for voting membership shall be limited to Interracial organizations from interracial neighborhoods having direct contact with a community and having goals consistent with the purposes of National Neighbors. The Board of Directors of National Neighbors shall be the final judge of whether any applicant is eligible for voting membership.

Section 2. Non-voting associate members. Any individual, group, commission or other organization supportive of the purpose of National Neighbors shall be eligible for non-voting associate membership. The Board of Directors may from time to time adopt rules and regulations considering eligibility for associate membership.

Section 3. Dues. Dues shall be determined by the Board of Directors and shall be payable once a year. Failure to pay dues for a period of three months after they are due shall terminate membership.

ARTICLE III
Council of Delegates

Section 1. Composition. The Council of Delegates shall be composed of officially certified delegates from each voting member. Each member group is entitled to appoint up to two delegates, not of the same race. The officers, members of the Board of Directors, and Past Presidents of National Neighbors shall be members of the Council of Delegates without the right to vote unless designated as delegates by a voting member organization.

Section 2. Powers. The Council of Delegates shall be the supreme authoritative body of National Neighbors. It shall have the power:

(a) to legislate,
(b) to determine the policies which shall govern this Association,
(c) to amend the Articles of Incorporation and the By-laws of this Association, according to law,
(d) to elect at the Annual Meeting a Board of Directors consisting of 5 officers and 10 Directors.
(e) to suspend or revoke membership in this Association.

Article III (cont'd)

Section 3. Meetings.

(a) There shall be an Annual Meeting of the Council of Delegates, at a place and time determined by the Board of Directors.

(b) Special meetings of the Council of Delegates may be called by the President, the Board of Directors, or by a written request of half of the voting member organizations.

(c) Voting member organizations shall receive written notice of the time and place of any session of the Council of Delegates at least 30 days before the opening of such session.

(d) The transaction of business shall be by a majority of the voting delegates present and voting at any officially notified meeting, except as otherwise provided.

ARTICLE IV

Board of Directors

Section 1. Composition. Effective at the Annual Meeting in 1972, the Board of Directors shall consist of a President, Vice-President, Secretary, Assistant Secretary, and Treasurer and 10 Directors elected by the Council of Delegates. Up to six (6) additional Directors may be appointed by the President with the consent of the Board of Directors. After the adoption of this revision of these By-laws, no Directors may be elected to the Board when their election will cause the number of elected Directors to exceed ten (10).

Section 2. Term of Office. The term of office of the Board of Directors shall be one year, or until their successors are elected and installed.

Section 3. Vacancies. In the event of a vacancy on the Board of Directors, the Board of Directors may fill any vacancy by appointment for the unexpired term.

Section 4. Powers. The Board of Directors shall be the managing body of the Association, vested with full power to conduct all business of the Association consistent with law, the Article of Incorporation, these By-laws, and the mandates of the Council of Delegates. The Board of Directors shall have the power to establish an Executive Committee composed of not less than seven (7) members of the Board of Directors, four (4) of whom shall be officers. Actions of the Executive Committee shall stand unless rescinded by the Board within thirty (30) days after receiving Minutes.

Section 5. Duties. It shall be the duties of the Board of Directors to:

(a) Carry out the policies and programs of the Association,
(b) employ an executive director and establish a personnel policy,
(c) account for the funds of the Association,
(d) determine the date and place for convening an Annual Meeting of the Council of Delegates,
(e) determine the dues of the Association,
(f) have the By-laws reviewed prior to each Annual Meeting and recommend revisions as needed to the Council of Delegates,
(g) and to perform such other duties as may be prescribed by these By-laws.

Section 6. Meetings. The Board of Directors shall meet at least once annually immediately following the Annual Meeting of the Council of Delegates.

ARTICLE V

Officers

Section 1. Title. The officers shall be a President, Vice-President, Secretary, Assistant Secretary, and Treasurer.

Article V - (Cont'd)

Section 2. Nomination and Election. The officers shall be nominated and elected at the Annual Meeting of the Council of Delegates.

Section 3. Term of office. The officers shall serve a term of one year or until their successors are elected and installed.

Section 4. Vacancies. In the event any office becomes vacant, the Board of Directors shall elect an officer to fill the vacancy and that officer shall serve until the next Annual Meeting of the Council of Delegates.

Section 5. Duties. The President shall serve as presiding officer at all Council of Delegates and Board of Directors meetings. He shall be the principal executive officer of the Association, and shall in general supervise and control all of the business and affairs of the Association. The Vice-President, Secretary, Assistant Secretary, and Treasurer shall perform all duties normally incident to their offices and shall perform such other duties as may be prescribed from time to time by the Council of Delegates, Board of Directors, or the President.

ARTICLE VI

Executive Director

Section 1. Appointment. The Executive Director shall be appointed by the Board of Directors and shall be responsible to the Board for the administration of National Neighbors.

Section 2. Staff of Executive Director. The Executive Director shall appoint all staff personnel within the limits of the budget and in accordance with the organization's personnel policy, and shall be responsible for the supervision and direction of personnel.

Section 3. Reports. The Executive Director shall make a report to the membership at the Annual Meeting of the Council of Delegates.

Section 4. Nominating Committee. The Executive Director shall serve as advisor to the Nominating Committee.

ARTICLE VII

Committees

Section 1. Standing Committees. The Council of Delegates and the Board of Directors shall appoint such standing committees as they deem necessary.

Section 2. Nominating Committee.

(a) The Nominating Committee shall consist of seven (7) persons, three (3) appointed by the President with the consent of the Board of Directors, and four (4) elected by the Council of Delegates at the close of an Annual Meeting for the next Annual Meeting. Vacancies created during the year shall be filled at the first plenary session of the next Annual Meeting.

(b) The Nominating Committee shall select its own chairman.

(c) The Nominating Committee shall nominate candidates for officers and for ten (10) positions on the Board of Directors, and shall present its slate to the Council of Delegates.

ARTICLE VIII

Quorums

Section 1. Council of Delegates. One-third of the Council of Delegates present at the Annual Meeting shall constitute a quorum.

Article VIII (cont'd)

Section 2. Board of Directors A majority of the elected members of the Board of Directors shall constitute a quorum.

Section 3. Executive Committee. Five members of the Executive Committee shall constitute a quorum.

ARTICLE IX

By-laws Amendments

Section 1. Normal Procedure. The By-laws may be amended by a two-thirds vote of those present and voting at the Annual Meeting of the Council of Delegates.

Section 2. Emergency Procedure. If deemed by the Board of Directors to be essential for the effective functioning of the Association in conformity with the By-laws, these By-laws may be amended by a three-fourths (¾) vote of the Board of Directors provided, however, that immediate notice be given to the voting member organizations that such action has been taken and that it can be rescinded within 45 days by written objection of one-third (1/3) of the voting member organizations.

Neighbors

A bi-monthly publication on interracial living

July–August 1971

Vol. 1 – No. 5

Shaker Man Reports on Neighbors Reelect Battle;

Discrimination Still Bars Homes to Blacks

Nixon Stance on Housing

IN THIS ISSUE

"SUE THE BASTARDS!"

A Report on National Neighbors' Second Annual Conference

Survey shows bias is more subtle now

The Cleveland Press, Wednesday, June 1?, 1971

THE OBERLIN CONFERENCE, JUNE, 1971

When National Neighbors began in May 1970, delegates from interracial neighborhoods adopted an action goal of achieving an open housing market in fact as well as in law. A year later, June 11-14, 1971, approximately 100 people met at NN's second conference, at Oberlin College in Ohio, to survey the current scene and plan how to proceed. The theme that clearly emerged was legal action to enforce the law, succinctly put by an attorney speaking to the conference, "Sue the bastards!"

Delegates Respond to Nixon

About midway through registration Friday afternoon, Joe Wine of the Dayton View Project stormed in with word of President Nixon's statement on housing policy (on racial discrimination in housing - committed to end it; on economic integration of the suburbs - against forcing it.) This news precipitated an issue no one had forseen. Where do the middle-class interracial neighborhood organizations that make up National Neighbors stand on economic integration? The carefully planned agenda was quickly in disarray - special sessions were scheduled, committees appointed, and stirring speeches made!

While delegates were unable to speak for home organizations on the unscheduled topic, they were virtually unanimous as individuals that economic as well as racial exclusion must end.

Their final resolution stated that although the President is right in saying "poor" and "black" are not synonymous, the two kinds of discrimination are inextricably intertwined. Regretting the President's failure to recognize this, delegates also called for prompt enforcement of existing fair housing laws to end all racial discrimination in housing.

Conference Action

The convention, after responding to the President's bomb, went about the business of setting its own house in better working order through. . .

- - The adoption of new bylaws designed to improve communications within NN;
- - The creation of a task force to plan realistically for future action;
- - The recommendation that regional conferences be held to broaden participation;
- - The recommendation of a second and more comprehensive Shoppers' Sunday followed by legal action.

Reelected were Joseph Battle of Cleveland as President of NN, Ruth Steele of Philadelphia as Vice President, and Iris Bruce of Oklahoma City as Secretary. John Michener of Baltimore was elected Treasurer, and Claudia Morgan of Rochester was elected to the newly created post of Assistant Secretary.

Neighbors is published bi-monthly by National Neighbors, an organization of interracial neighborhoods. Organizational memberships are $25 a year; individual associate memberships are $10 a year. Memberships include copies of all publications. Subscriptions to Neighbors, 6 issues a year are $5 for 12 issues. Material from this newsletter may be used as long as NN is credited. Co-editors: Phyllis Insull and Jean Bullock. National Neighbors, 5 Longford St., Philadelphia, Pa. 19136 - (215) 338-2905.

SHOPPERS' SUNDAY REPORTS TELL OF CONTINUING RACIAL BIAS

In an early session, organizations reported on their experiences with Shoppers' Sunday, an NN program of black and white volunteers testing practices of real estate brokers and apartment managers in different cities in uniform fashion. In general, results indicated that while black homeseekers are now frequently treated politely, sometimes more so than whites, discrimination continues. Moreover, some of it is still blatant. Examples of findings:

Hartford, CT

"We learned that of the 4 largest real estate operations in the heart of the community, one has totally wiped out our interracial neighborhood as a place to do any transactions."

Oklahoma City, OK

"In one of the houses they told the same price to Clare as to me. The other house was a crummy row house and he told me $24,500, 10% down; he told the blacks $25,900, 20% down. At another house, he told the white couple $92,000 and he told the blacks $115,000.'

Inglewood, CA

"We had 66 homes shown to blacks - 24 were in the area they requested (an all-white area); 33 were in integrated areas in Inglewood; 9 were in integrated areas outside Inglewood. We had white people specifically request housing in integrated areas - 15 houses were shown; 5 were in the requested area; 10 were in all white areas. Two out of four brokers cautioned the white homeseeker against buying in integrated areas." (From a 1970 survey.)

New Rochelle, NY

"On private housing we had no problem. . . but the apartments were a different story. The second apartment that we checked out was classic. One apartment available was shown to the white team. A black girl came in and the guy tried to go out the back door - literally. She chased him down to the basement. He then said there is nothing available."

Atlanta, GA

"In my opinion, the survey didn't tend to expose discrimination except in blatant cases. . . like the white checker being told of negative selling practices used with blacks, such as saying, 'There are problems with the house.' We had at least 4 or 5 cases of that. There were 2 cases where a black was not admitted at all. (But on the whole) we had very controlled situations; it was easy for brokers to be courteous and nice, while at the same time not being interested or aggressive enough to inquire about the individual's seriousness."

Baltimore, MD

"In one case we referred the test to an integrated neighborhood. A white couple was shown 3 surrounding all-white communities when they specifically asked for the integrated neighborhood. Of course the black party was shown the area immediately and given services."

PANEL HIGHLIGHTS

Featured at the conference were several panel presentations:

Low-income housing

Alan Gressel, Executive Vice-President of the Housing Development Corp. in Cleveland, a private construction firm specializing in low-income housing, said the idea must be broken down that housing developments have to be built for people all of the same race and class. He suggested that developers must "plan big, promise a lot, and lie a little" in order to achieve mixed housing. Charles Beard, Executive Director of PATH in Cleveland, discounted the efficacy of both rehabilitation of dilapidated buildings and calls for more code enforcement as solutions to housing problems. Noting that voters are in the suburbs, he concluded that "National policy is to let the cities die." Eugene Bowens, President of Interfaith, Inc., in Atlanta, a non-profit church-supported corporation chartered to develop adequate and decent housing for low and moderate income families in metropolitan Atlanta, cited three major problems of non-profit sponsors: raising sufficient funds for operations; zoning obstacles; and the lack of credibility with FHA.

Shaker schools

A panel of educators and parents told of the history of their plan for racial balance in their schools and how it has worked out. A delegate reported on it to his home organization: "Representatives from the Shaker Heights, Ohio community and a member of their school administration presented an interesting analysis of how they implemented a voluntary two-way busing program at the elementary level. The program has been in operation for a year and can be considered a success as there is a waiting list for next year. However, the fact that it took 2 years to set up, with the usual community rumblings and upsets, is significant. Its signifance is that despite the fact that Shaker Heights is the wealthiest suburb in Ohio with the best school system, the usual community nonsense occurred to divide the community. It reminds us of how difficult it is to bring about positive change and that we must never assume that things will flow easily."

Panel of Realtors

Al Dombrowsky, President of the Philadelphia Board of Realtors, reported on significant new procedures resulting from a working alliance between his Board and the Philadelphia Human Relations Commission. Among these is the designation of "non-solicitation" areas in which solicitation of listings is forbidden and "For Sale" signs are limited to no more than 3 in a block. Dombrowsky expressed the surprise experienced by many brokers when such action in one transitional area resulted in noticeable dimunition of panic among residents. (Since the NN conference, however, this ban was lifted, and local organizations report that real estate activity is now at new heights and creating enormous damage.)

Howard Lewis of Palo Alto, California was formerly a Director of the California Real Estate Association and is one of the rare Realtors who crusades for open housing. He spoke to the

PANEL HIGHLIGHTS (cont'd)

issue of changing the practices of the people who control housing markets: "Most of the business is done by only a few people. . . I think it's time for us to limit the alternatives drastically for the people who control the market - that they can obey the Civil Rights Act of 1866 or go out of the housing business. . . The business man is totally exposable." It is not possible for a Realtor who is in the multiple listing to say 'I have no housing.' It's not possible for an apartment manager who has an 80 unit building with 9 vacancies, if you're adequately organized and watching him, to get away with saying there's no apartment for rent. These are exposable and definable things. He is really vulnerable."

George Deffet of Columbus, Ohio reported on his company's success in building widely advertised open occupancy apartment complexes. "People ask me why. I think that at some point I became appalled by the idea. . .it was repulsive to continue the practice of saying that you had units available only to whites. That's just about the size of it."

Panel of Lawyers

Larry Jamison of the national staff of the Lawyers' Committee for Civil Rights Under Law; Willis Caruso, general counsel for the Leadership Council for Metropolitan Open Cummunities in Chicago; Kenneth Johnson, former Justice Department attorney and now a private civil rights attorney in Baltimore; and Denis Murphy of the Housing Opportunities Center of Columbus made up the panel of attorneys practicing in the field of civil rights in housing.

A special report will be put out by National Neighbors on this panel session, since the attorneys dealt in depth with techniques for gaining enforcement of the federal housing laws. Notes made by Susan Wiltshire and distributed by her to members of Belmont-Hillsboro Neighbors in Nashville sum up the main points made by this panel as she saw them:

"A. 'Sue the bastards!' The point is that there is adequate legislation on the books now; it must be followed up with law suits.

B. Go for damages. (The 1968 Fair Housing Law also provides for attorneys' fees.)

C. Try to avoid volunteer lawyers.

D. Any quota system is illegal.

E. 'Steering', though not specifically mentioned in the 1968 Act, is also illegal since it is discriminatory.

F. Try to get blacks and whites to join together in lawsuits.

G. Remember that there are only 18 lawyers in the Justice Department to cover housing cases. We in the private sector are going to have to do it."

"CONCLUSIONS"

Three members of the Blue Hills Civic Association reported on the Oberlin Conference to their home organization. While their conclusions may not be typical, we think they probably are.

"National Neighbors is a worthwhile organization to support. Within a few hours, despite the diverse geographical, racial, economic and educational backgrounds of the delegates, a sense of community was established. This is the primary goal we should achieve in our own neighborhood.

"Finally, we have learned that Blue Hills, like most member organizations, is too middle-class, too nice. We are conciliatory and discussion focussed, while the opposition is actually using all its powers to harm us. Specifically, in housing, the laws exist to end racial discrimination. We must use these. We must 'sue the bastards' to teach them that violations of the law are economically costly. We must continue to 'sue the bastards' until they realize it is economically necessary for them to adhere to the law."

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JULY–AUGUST 1971
Vol 1 - No. 5

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Address Correction Requested

November–December 1971
Vol. 1 No. 6

Neighbors

A bi-monthly publication on interracial living

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REAL ESTATE BOARDS

Replies to NN Questionnaire

Last spring National Neighbors circulated a questionnaire on racial practices in five segments of the housing industry: real estate brokers, property management firms, builders and developers, Boards of Realtors, and state real estate commissions. In this issue we report on Boards of Realtors. Later issues will report on other sections of the questionnaire.

Boards of Realtors are private trade associations, not to be confused with public regulatory bodies. A broker must be licensed by the state, whether or not he belongs to a trade association. "Realtor" is a copyrighted term used by members of those boards affiliated with the National Association of Real Estate Boards.

We received completed questionnaires on Boards of Realtors from 12 cities in California, Colorado, DC, Georgia, Indiana, Kansas, Maryland, Michigan, New York and Oklahoma. Following is a summary of the answers.

Until very recently, Boards of Realtors were with rare exceptions all white. In the spring of 1971, 10 of 12 Boards studied by NN reported some black members; but in 6, blacks were less than 1% of their membership and in the other 4, blacks were less than 5%. One of the major services a Board can give its members is a Multiple Listing Service through which all members are guaranteed access, for a fee, to the listings of all other members. Ten of these Boards operate a MLS; these are in 7 of the 10 available to those black brokers who belong to the Board. None are available to non-member black brokers. In 9 of the 12 cities, black brokers operate their own real estate board, which may or may not have its own MLS but does not have access to the Realtors' Multiple Listing Service.

Under these circumstances, which indicate an almost complete segregation of black and white brokers in their business associations, criteria for admission to a Board of Realtors are of great importance. We asked for the publicly stated requirements for membership. Of the 12 Boards, 2 have no public criteria; one requires only that applicants be licensed and agree to abide by the rules of the Board; one has an additional requirement that all employees of the broker be full-time, a stipulation that would rule out many small offices whether white or black. The other eight all publicly require approval of the applicant by existing members - either in the form of a recommendation by 1 to 3 members, or by requiring "good" character or reputation, qualities obviously calling for subjective judgments.

NN also asked about the Boards' procedures for assuring implementation of fair housing law. Six of these Boards sponsor college level courses in real estate; of those 6, only 3 courses cover the requirements of fair housing law, and one of those treats them as "watch-out's."

Neighbors is published bi-monthly by National Neighbors, an organization of interracial neighborhoods. Organizational memberships are $25 a year; individual associate memberships are $10 a year. Memberships include copies of all publications. Subscriptions to Neighbors, 6 issues a year are $5 for 12 issues. Material from this newsletter may be used as long as NN is credited. Co-editors: Phyllis Insull and Jean Bullock. National Neighbors, 5 Longford St., Philadelphia, Pa. 19136 - (215) 338-2905.

NN Questionnaire (cont'd)

Only 4 of the 12 Boards have a committee charged with responsibility for promoting fair housing practices, and one of those was described by our informant as "in name only." Of particular interest is the Board's handling of members who violate fair housing law. In the past, it was the practice of most Boards to charge a member with violation of the code of ethics if he "broke a block" - i.e., sold to a Negro a house on an all white block. This disciplinary proceeding was usually handled by an Ethics and Arbitration Committee. Today, 3 of the 12 Boards now use this committee to discipline a member who violates new requirements in the code of ethics for practicing non-discrimination. Three other Boards are reported not to discipline such members at all. The other 6 informants gave qualified answers, indicating they did not believe such action would be taken, although some lip service has been given to it. One reported that there had been only one such case, which resulted in the committee's supporting the broker.

. . .vs. the U.S.

According to the Real Estate "Insider" Newsletter, the Antitrust Division of the U.S. Justice Department has for the past several months been making "what has appeared to be a broadside attack on real estate boards without anyone fully understanding the reasons." Suits have been brought against five Boards for alleged violations of the Sherman Antitrust Act, and one was settled when the defendant signed a consent decree. The legal attack has centered on the allegations that the practices of Multiple Listing Services of fixing commissions and commission splits between brokers are in restraint of trade. Brokers argue that such practices protect unwary sellers who might otherwise pay too large a commission; the Justice Department maintains the seller should be free to negotiate.

Even worse than actual existing suits, says the newsletter, are the rumors that the Justice Department is preparing suits against 30 other Boards and the general suspicion that the real target is the Multiple Listing Services themselves, which are the main attraction the Boards offer new members. A Realtor friend has informed us that the National Association of Real Estate Boards is assessing its members in order to help local Boards defend against anticipated suits.

The "Insider" newsletter also quotes an attorney for a Southern real estate board as asserting that the antitrust action is retaliatory. "Our Board here fought the open housing ordinance and I know a great many others around the country did also. And the young Turks in Justice took the attitude that 'We'll fix their wagon.' Can I prove it? No. But I know most of those guys up there, I've heard them talk, and that's the way they think."

NN NEWS

A Pat on the Back

From an editorial in the ATLANTA JOURNAL, dated June 26, 1971 and headed "National Neighbors": "It continues to be a difficult task to determine exactly where the Nixon administration stands on open housing. . . One group organising to do some pushing is National Neighbors, a national organization of interracial neighborhoods. At its recent annual conference, the group took several positions which need to be heard in Washington and in metropolitan areas throughout cities and suburbs. . ." The editorial then went on to itemize NN's positions in response to President Nixon's statement on housing policy last June - calling for rapid implementation of his promise to end racial discrimination in housing and deploring his failure to recognize that economic and racial discrimination are inextricably intertwined and both must go.

Welcome to New Helpers

Newly appointed to the board of National Neighbors are Jim Harvey, executive director of the Housing Opportunities Council of Metropolitan Washington and Betty Hoeber, coordinator of the Open Housing Center of the New York Urban League. Both have agreed to work with NN on a committee to develop a proposal for a national project to bring about an open housing market in reality as well as in law. Howard Lewis of Palo Alto, California, whose experience as a Realtor past Director of the California Real Estate Association were of great help at Oberlin, has also consented to serve on the Board and to help with this project. Additional members of the committee will be announced later.

. . .and New Members

Since the Oberlin Conference of NN in June, several groups have joined NN as new members: Belmont-Hillsboro Neighbors in Nashville and the Oak Park & River Forest Citizens Committee for Human Rights from a Chicago suburb, are new voting members. New associate member organizations are the Greater Dallas Housing Opportunity Center, the Housing Opportunity Center of Metropolitan Columbus, the Housing Opportunities Council of Metropolitan Washington, the NAACP, Operation Equality in Cleveland, and the Shaker Communties in Shaker Heights, Ohio.

NEWS ON LEGISLATION

Low-income Housing Ordinance in VA

Fairfax County in Virginia is a suburb of Washington, DC. On June 30, its Board of Supervisors passed an amendment to their zoning code regulations providing that new housing developments in the county shall contain at least 6% low-income housing units and 9% moderate-income units. The Washington STAR called this an act of "considerable public courage," and the Homebuilders Association of Suburban Virginia promptly announced it was considering taking legal steps to block implementation of the ordinance. The unprecedented action by the county, unique so far in the nation, was the result of a countywide citizen effort led by a coalition of community churches. Organizational efforts were directed by the Rev. Jerry Hopkins, a 29-year-old Presbyterian minister with a public affairs assignment for his church, and resulted in 4,000 signatures to a petition for the amendment and 100 speakers for it at a public hearing. In November a Circuit Court overthrew the ordinance as exceeding the authority of the Board of Supervisors, which is considering an appeal to a higher court.

Georgia's Governor Fights Panic Peddling

"One of the lowest, most unscrupulous examples of unethical business practice that I know of" is Governor Jimmy Carter of Georgia's evaluation of block-busters who seek to panic a neighborhood. "At a time when most Georgians are conscientiously seeking ways to alleviate racial tensions," he said, "these merchants of fear are ready to sell us all down the river for the almighty dollar." The governor appointed a six-member committee to investigate blockbusting. One appointee was Rep. William Alexander, president of NN member group Southwest Atlantans for Progress, who is now on a legislative committee that will study the investigating committee's report and recommend legislation to stop blockbusting.

LEGAL ACTION

Cincinnati, OH

Kennedy Heights Community Council and other plaintiffs in Cincinnati have brought action in the U.S. District Court seeking a permanent injunction and damages against the city of Cincinnati, HUD, and numerous local agencies, for using federal funds to carry on a racially discriminatory public housing system. Plaintiffs allege that three proposed sites were chosen to avoid placing blacks in white neighborhoods, and that public housing on these sites will strengthen existing patterns of residential and school segregation.

Chicago, IL

One of the most unusual cases decided by the U.S. Supreme Court this year was Organization for a Better Austin v. Keefe. OBA is a racially integrated community association in an outlying section of Chicago which picketed the office of a real estate broker, Keefe, and then later distributed leaflets near his residence, describing his panic-peddling activities in Austin. Keefe obtained a temporary injunction against OBA enjoining them from passing out pamphlets near his home, and a state appelate court affirmed the injunction, finding that Keefe's right of privacy had been invaded, causing him irreparable harm. The U.S. Supreme Court reversed this decision, holding that the injunction "imposes prior restraint on speech and publication, constituting an impermissible restraint on First Amendment rights." Close readers of the final court decision on the Pentagon Papers upheaval may have noticed repeated references to "Organization for a Better Austin v. Keefe" as precedent and wondered what it was. Now you know.

Columbus, OH

The Common Pleas Court ordered the dissolution of a home owner's association in Upper Arlington after it blocked the purchase of a home by a black dentist. One trustee of the association was John Pace, chairman of the Ohio Real Estate Commission, who resigned after Operation Equity of Cleveland and the Housing Opportunity Center in Columbus launched a letter-writing campaign seeking his resignation and the appointment of fair housing sympathizers.

Atlanta, GA

The chairman of the Georgia Real Estate Commission, Ed Isakson, has been charged in federal court by a black assistant professor at Clark College with telling her that his real estate company, Northside Realty, did not deal with black clients. Charges were brought by the U.S. Department of Justice, which alleges the firm practices discrimination.

Brooklyn, NY

The New York Supreme Court has upheld the action of the Secretary of State of NY in limiting or prohibiting solicitation of real estate in integrating neighborhoods. An organization of black brokers, the Bedford-Stuyvesant Real Estate Board, sought to restrain the issuing of an order in East Flatbush and Crown Heights in Brooklyn. The board president said his group did not wish to aid unscrupulous block-busting but that the order would prevent normal, useful business operations. The state Supreme Court held that the state's action was a proper exercise of control in areas found to be undergoing excessive solicitation.

COAST TO COAST - - -

COMMUNITY NEWS

Rochester, New York:

Give us more control over our own lives

When the New York State Commission on Powers of Local Government held hearings in Rochester, a flurry of local officials testified on the need for greater autonomy for municipal agencies -- and a private citizen expressed a different view. Mark Beach, President of the 19th Ward Community Association, held that the average citizen can cope with almost anything from government except the feeling that he has no control over what his government does. "When the street light in front of a house is taken down, or a gas station opens up on the corner, you're mad as hell because nobody ever asked you or even told you about these things." Beach advocated Citizens' Advisory Councils appointed for long terms by elected officials to work directly with specific government departments. CAC's primary power. he said, would lie in "access to information rather than in administrative or judicial control". . . . This summer, the 19th Ward spent $1,000 checking every real estate transaction in the Ward for the last year -- interviews with every buyer, possible buyer, and seller -- as the basis for civil rights cases this fall.

Philadelphia, Pa.

A rerun on David and Goliath

"Urban renewal" and "Negro removal" have come to be synonymous in Philadelphia. Sprawling institutions and multi-lane expressways now exist where predominantly black neighborhoods once stood. And in "Society Hill," an area settled by Benjamin Franklin and other historical figures, redevelopment is threatening to wipe out one of the oldest integrated communities in America. The first African Methodist Episcopal church in the nation still stands in the community, and tunnels which were used by the underground railroad for escaping slaves are still under the streets. A number of low and moderate income families -- black and white -- remain still, five-generation descendents of that long ago era.

Observing the refurbished splendor of today's Society Hill, one simply cannot imagine its neglect and decay of a few short years ago; the area was literally falling apart at the seams. Now, all but a few former residents have been moved out and the crumbling structures transformed into luxurious colonial townhouses, either high rental or owner occupied. It comes as a surprise to nobody except folks who thought they would return to the "old neighborhood" that Society Hill is now a city showplace and home mostly for the all-white, upper and middle class who can afford the restored elegance of the area.

A handful of low income blacks and whites have refused to make way for the "progress" of Society Hill. At this writing, they are facing eviction on December 1st by their landlord, a Quaker owned corporation founded in 1896 to provide decent housing in poor residential areas of Philadelphia, a commitment it has pursued diligently for 75 years. The corporation claims to have searched in vain for a federal program which would make it possible to furnish low-income housing in the area and still meet rehabilitation standards demanded by local redevelopment agencies.

These holdout residents organized, and with NN's help, found a civil rights lawyer who thinks the Redevelopment Authority not only has a responsibility to relocate the tenants in comparable housing, but in a neighborhood with equivalent standards of safety and services.

The Society Hill Civic Association has strongly supported the tenants, stating that it wants the neighborhood to be racially and economically integrated instead of becoming totally an affluent white ghetto. HUD is looking for a way to help. It may be that all this will result in some low-income housing in Society Hill, preserving in a tiny way the area's old tradition.

Hartford, Ct.:

Reading together

Leading together

The Blue Hills Civic Association successfully fought the immediate closing of its branch library. In response to a request from the Association and pressure from other civic groups and individuals, the library board held a public meeting. After discussing the matter at length (2½ hours), the board agreed to reconsider priorities and keep the branch open. State and local funding are possibilities which apparently had not been considered. . . The Association received a grant of $1,000 from Society for Savings to help underwrite printing costs for the current year for the Blue Hills News. "Your experience demonstrates once again the value of neighbors working together to actively promote their own interests . . .such efforts must be sustained and encouraged."

Washington:

Middle Roaders go forward

More than a year ago, seven neighborhood groups in DC formed a Community Day Care Coalition to work for funding of high quality, community oriented child development centers and programs. Each group submitted its own proposal, designed by and for its own community. After receiving a $40,000 planning grant from the DC government, the Coalition expected an additional $1.5 million for the operation of seven centers.

The proposal from Neighbors, Inc. for centers in Northwest Washington features a sliding scale of fees which will allow the middle income family to participate. NI points out that most child care programs are subsidized and as such available for low-income families or to high-income families through private facilities. Their goal, however, was a center available to middle-income families who make up the bulk of their community.

Dayton, Oh.:

Smoking Joe Wine Strikes Again

The Dayton Daily News headed this picture, "Joe Wine Strikes Again", and we can't much improve on that. For years, Joe has been pulling up offending real estate signs that violate the city's ordinance limiting their placement and size, as NN delegates who took his guided tour of Dayton View in 1970 can testify. Finally, after one broker's complaint, someone discovered that Joe's remedy is in accordance with the ordinance. Now all city housing and building inspectors, as well as Joe and his staff at the Dayton View Project, have specifically been directed to follow this procedure whenever a "For Sale" sign is too close to the street or otherwise violating the law.

Indianapolis:

From the Horse's Mouth

Meridian-Kessler Neighborhood Association invited seven realtors to a board meeting, and their newsletter described the results as "the year's most spirited Board meeting." Realtors insisted that the practice of directing prospective black home buyers to specific areas is now on the wane, that there has been a radical shift in the attitude of the Indianapolis Real Estate Board over the past three years, and asked community residents to "work with us -- this is our community, and we're as anxious for it to survive as you are."

Chicago:

Self-Help Pays Off Again

A Rehabilitation Foundation has been created by the Hyde Park Community Conference, and the Foundation named court-appointed receiver of a fire-damaged building in the area. Sale of receiver certificates will enable the Foundation and the tenants to rehabilitate the building without having to purchase it. The building is currently operating in the black by the tenants, several of whom attended a course in building management.

Show and Tell:

Variations on a Theme

The South Shore Commission and the problems and opportunities in Chicago's interracial South Shore community were the subject of a three-hour television panel show during the summer, and was followed by a "tell it like it is" annual meeting of the organization. An editorial comment from the SOUTHEAST ECONOMIST says much about what went on: "We believe that the constructive changes that are taking place in South Shore are largely inspired by the new black residents. Of course, one must remember that the white residents who have labored so long, so hard, and in many instances, so successfully, to maintain a community of high standards are very weary. So, it is all to the good that the newcomers should shoulder a lot of the burden. . .And there is one other thought. Isn't South Shore a replica of thousands of other communities of the nation which are facing the same problem? So, if its people - black and white - save it, are they not in a sense contributing to the salvation of a nation? We think so, we hope so, and we wish them success."

Atlanta:

Female Power! Right on!

The Atlanta Bar Association presented its Liberty Bell Award this year to Mrs. Pat Chapman for her successful efforts in organizing South DeKalb Neighbors (NN member) and for bringing and winning the first civil suit against block busters under the 1968 federal Civil Rights Act. Each year the award goes to a non-lawyer for distinguished service in strengthening the effectiveness of the American system under law. Mrs. Chapman is the first woman to receive the award. Congratulations Pat, and hang in there!!

Denver:

Strength in Numbers

In Denver, the Greater Park Hill Community is at odds with operators of the nearby municipal airport. GPH's August newsletter featured a calendar for the month of September -- each day headed "landing - takeoff," and beneath that a space for A.M. and P.M. Readers are asked to tally the number of planes they observe in each time segment, and if possible, to identify the type of plane and the exact time. Results will be used to document complaints that air traffic is increasing, as well as to prove the strength of "people power" in Greater Park Hill!

Los Angeles:

Doing Their Thing

In April, Crenshaw Neighbors joined with the Fair Housing Council of Southern California in planning and sponsoring "Fair Housing Week." One of the events was an intercultural fair, at which attention was focused on "the housing crisis in California and existing discriminatory practices where individuals or groups are victims of bias because of their color, ethnic origin or economic status." Crenshaw Neighbors is a member of the Fair Housing Congress of Southern California, which acts as a central referral service for minority home seekers and liaison for its 56 member groups.

HOUSING NEWS

Goldseeking in Baltimore

Activists, Inc. in Baltimore published a report "Communities Under Siege" (see publications) showing (1) that the black home buyers' housing dollar buys less than his white counterpart. (2) a wide discrepancy between the fair market value of houses and prices charged by one real estate company, Morris Goldseker, specializing in speculating on houses, and (3) information relating activities of two speculators to racial change in two areas of Baltimore. Goldseker placed a large ad in major Baltimore newspapers, claiming the "85% mark-up" on his firm's sales does not take into account expenses of business, giving a "false picture of our real profit." More recently, the activities of another speculator in real estate, the AEC Enterprises of Brooklyn, became rampant in Northeast Baltimore and the Northeast Community Organization (NECO) managed to get sufficient publicity and official attention to the problem to put a stop to this particular threat to the interracial status of the area.

Public Housing in Rockford

In spite of enormous pressure from the mayor and city council, the virtually autonomous Housing Authority of Rockford, Illinois has built 226 units of public housing on scattered sites in every neighborhood in the past 5 years. The Housing Authority is composed of prestigious community leaders and headed by Dr. William Boswell, a prominent local surgeon who once lived, in his poverty-stricken days as a resident surgeon, in a crowded public housing project in L.A. The Authority determined that scattered housing of high quality was the desirable way to go, and hired a Milwaukee firm to buy sites and build houses on a turnkey basis without public hearings. Beleaguered politicians could claim "no control" over the Authority to clamoring constituents. Now Rockford draws tours of housing experts to see what can be accomplished when politics is kept out of the low-income housing picture, and former protestors now publicly admit that the project, on the whole, is a success.

New HUD Guidelines Postponed

HUD is issuing affirmative marketing guidelines for all FHA or VA insured and/or subsidized housing requiring advertising and publicizing programs to attract applicants of all races, as well as nondiscriminatory hiring practices. Also under study is a guideline that a fair housing poster, stating the law, be required to be prominently displayed in the offices of housing businesses and also on the property of housing offered by them for sale or rent.

Newspaper Ads in Washington

The Housing Opportunities Council of Metropolitan Washington has conducted an unrelenting campaign to end racial bias in newspaper real estate advertising and in a September, 1971 communication says that "obvious racial bias has been refined almost to the point of elimination." Up until March, the Daily News still printed classified ads for rooms in "colored" and "white" homes, a practice abandoned only a few months earlier by the Washington Post and Star. HOC first filed complaints with HUD and when HUD failed to act on conciliations, HOC sued HUD and 7 others. HOC then drafted guidelines and regulations for real estate advertising which were presented to HUD and became the basis for HUD guidelines on advertising issued in May, 1971.

Dept. of Justice Seeks More Discrimination Complaints

In an interview for Housing Affairs Letter, Frank Schwelb, Housing Affairs section chief for the Department of Justice, cited his department's record of success with law suits on discriminatory patterns and practices in housing - no final defeats in any case on the merits. Problems Schwelb discusses are (1) there are not nearly as many complaints as the degree of housing discrimination would warrant, and (2) unawareness of civil rights and fair housing groups of the fact that Justice will handle such cases. Other disappointments are that so far there is no case on discriminatory financing, and there are few cases giving black brokers access to real estate listings in the suburbs.

Focus on Financing

Discriminatory financing practices are coming more and more to the forefront in the thinking of civil rights groups. The National Urban League's study of housing abandonment and its relation to the elimination of property financing in whole areas ("red lining") by insurance and financing institutions has played a part (see publications). The Senate Antitrust and Monopoly Subcommittee is beginning extensive hearings into charges that the practices of mortgage bankers contribute to the perpetuation of ghettos in central cities. Fourteen civil rights and public interest groups have cooperated with the Center for National Policy Review at Catholic University in filing petitions with federal agencies to adopt regulations and take affirmative action to prevent racial bias in mortgage lending.

New Open Housing Center in NYC

Operation Open City, an Urban League program in New York City, has set up an Open Housing center to continue the work which made Operation Open City nationally famous in the fight against discrimination in housing through its highly developed volunteer program of "checkers". The program, for which OEO funds were withdrawn in favor of low-income housing programs, is now financed by contracts with New York employers. Betty Hoeber is project coordinator.

SCHOOL NEWS

Revolution in California

There's been a revolution in California which may spread throughout the country. That state's Supreme Court has ruled that financing of schools by local property taxes is unconstitutional, and the legislature has been ordered to come up with a new tax base for public schools. The suit leading to the decision was brought by the Western Center on Law and Poverty on behalf of Chicano parents in East Los Angeles and black parents in predominantly black Compton. They contended the state was acting unconstitutionally in not providing their children with educational services equal to those of other citizens who happen to live, for example, in wealthy Beverly Hills. Since states are required by the U. S. Constitution to provide all services equally, and since public schools are clearly a function of the state, this contention was upheld by the Court. But the decision, according to California educators, means more than just a shift in the source of funds and the leveling out of inequities of financing. They say that for the first time financing of public schools will be out from under the control of the local voter, and unprecedented change is certain to follow. As a result of the California case, similar suits are under preparation elsewhere.

Is anyone for busing?

Diamond Heights is an economically and racially integrated section of San Francisco and includes a large subsidized low and moderate income housing development that is racially mixed. This summer the neighborhood association circulated a petition against including Diamond Heights Elementary School in the school-busing program, on the grounds that the plan would take at least 3 out of every 4 children out of their integrated school, whose racial composition was an almost exact match to the overall ethnic percentages of the city's population. "This break-up of our naturally-integrated neighborhood school, a keystone reason for living in Diamond Heights, will lead inexorably and rapidly to the break-up of our naturally-integrated neighborhood...(which) is exactly the kind San Francisco needs more of, not less."

School the Year Round

An innovative school program, believed to be the first of its kind in the country, has been launched at Chambers School in interracial East Cleveland, Oh. Students will go to school 44 weeks, ending the school year in late July, with extended Christmas and spring vacations. The program, which emerged from a 2-year study with Case Western Reserve University, includes a resident week for each pupil at each of six participating museums and other educational institutions. The director explained that the traditional school year was based on an agrarian society's needs and is no longer valid in an urban community.

COMMUNITY NAMES IN THE NEWS

Some of the presidents, past and present, of NN member community groups across the country have chosen to run for public office. We hope it represents a trend toward "Rainbow Power," and our congratulations to: Howard Klebbanoff, from Blue Hills Civic Association, elected Connecticut state representative; Loyd Sterling Webb, from Inglewood Neighbors, Calif., the first black man elected to public office in that city's history, now on the unified school district board; David Branch, from the 19th Ward Community Association, elected to the Board of Education in Rochester and now its President; William Alexander, from Southwestern Atlantans for Progress, elected Georgia state representative; Gene Mathews from Thirty Families, elected to Oklahoma City Council; and Steve West, from Butler-Tarkington Neighborhood Association, who is running for 6th District City-County Council in Indianapolis.

MEMBERSHIP APPLICATION

☐ Check enclosed

☐ Check includes additional contribution to National Neighbors of $ _____

☐ Please bill me.

Contributions to NN are tax-deductible

NATIONAL **Neighbors**

5 Longford St., Philadelphia, PA 19136

☐ Yes, I would like to be an associate member of National Neighbors. I understand that my annual dues of $10 entitle me to receive Neighbors and copies of other publications. (Please make sure name and address on reverse are correct.)

☐ Send subscriptions to Neighbors, at $5 for 12 issues (6 a year) to:

☐ This organization might like to be a member @ $25 a year. Please send information and an organizational member application form to:

PUBLICATIONS

"Side by Side - Integrated Neighborhoods in America," by Norman M. Bradburn, Seymour Sudman and Galen L. Gockel. Quadrangle Books, 12 E. Delaware Pl., Chicago IL 60611. $6.95. In a study of hundreds of integrated neighborhoods the authors report feelings of residents - their concerns, fears and pride. On the whole, it is reported, Americans living in such neighborhoods are happier than those living in segregated neighborhoods.

"Neighborhoods and Integration, a Guide to Neighborhoods" by John Michener. Baltimore Neighborhoods, Inc., 32 W. 25th St., Baltimore MD 21218. $1.00. A basic "how to" handbook for integrating and integrated neighborhoods written by a resident of Windsor Hills.

"Putting Together A Coalition in Houston" by Harold A. Nelson. NEW SOUTH, Fall, 1970, Southern Regional Council, 5 Forsyth St., N.W., Atlanta, GA 30303. $1.00 per issue, reprints available. A moving account of the founding and growth of a racial coalition in a working class neighborhood, originally formed to fight a neighborhood site chosen by the municipality for a dump.

"The Perils of Group Identity" by Edward G. Ludwig. THE CRISIS, March 1971, NAACP, 1790 Broadway, NYC 10019. The author discusses his theory that a person's intensive involvement in "ascribed" rather than "achieved" group identity, may destroy his individuality and self-esteem. He attributes the success of organizations building racial pride to their gratifying human associations rather than to race, and argues that dignity comes from being helpful to and needed by others, not from unearned membership in a racial or ethnic group.

"The National Survey of Housing Abandonment" by the National Urban League and the Center for Community Change. Copies free from Urban League, 55 E. 52nd St., NYC 10022. A joint report from two private agencies surveys the enormity of the problem of abandoned housing in seven major cities and makes strong and specific recommendations for a massive attack on the problem.

"Communities Under Siege,", Activists, Inc., 2316 W. North Ave., Baltimore, MD 21217. $1.00. A statistical report based on a computer analysis of real estate transactions, undertaken to identify the role of real estate speculators in changing neighborhoods in Baltimore.

"Racial Policies and Practices of Real Estate Brokers" by Rose Helper. 1969. U. of Minn. Press, Minneapolis MN. An excellent source of information on the racial beliefs and practices of real estate brokers and boards, based on 121 detailed interviews in Chicago in 1958 and a follow-up study in 1964-65. While the book's conclusions are badly flawed by the author's unquestioning acceptance of the thesis that the broker's attitudes and practices are determined by community attitudes and his responsibility to the community, this is a mine of information on real estate practices.

Race Relations Reporter, published twice a month by Race Relations Information Center, Box 6156, Nashville, TN 37212. Informative, readable newsletter covering entire spectrum of race relations in America.

NATIONAL
Neighbors
5 Longford St., Philadelphia, PA 19136

NON-PROFIT ORG.
PAID
Philadelphia, Pa.
Permit No. 171

November–December 1971
Vol. 1 No. 6

Mr. Moreland Griffith Smith
FAIA
Housing & Planning Program
Southern Regional Council
5 Forsyth St NW
Atlanta, Ga. 30303

Address Correction Requested

January 26, 1972

Dear Moreland Smith:

Your associate membership in National Neighbors expires in January, 1972.

I hope you will want to renew for $10 a year. We value your support of NN and its interracial neighborhood groups across the country more than you probably realize.

Sincerely yours,

Jean Gregg Milgram
Executive Director

JGM/bjf

NATIONAL
Neighbors 5 Longford Street Philadelphia, Pa. 19136 215/338-2905

January, 1972

NATIONAL PROJECT FOR AN OPEN HOUSING MARKET

PROPOSAL IN BRIEF

BECAUSE:

Members of different racial groups encounter very different treatment when they go into the housing market;

Racial discrimination in housing is illegal and legal recourse against it exists;

An open housing market is essential to national welfare;

No coherent national open housing movement exists, and local groups work in isolation and often without adequate resources;

NATIONAL NEIGHBORS PROPOSES TO ESTABLISH A NATIONAL PROJECT HAVING THE SOLE PURPOSE OF ELIMINATING RACIAL DISCRIMINATION FROM THE HOUSING MARKET.

The project will serve to:

1. Unite the efforts of all groups in the country which are working for open housing.

2. Create new groups where none exist for this purpose, and help them to become effective.

3. Provide direct assistance and field services to local groups in:

   a) taking legal action, using all existing legal tools;

   b) finding sources of financial support to conduct strong local programs;

   c) putting into operation strategies and techniques which have been proven effective by other groups.

4. Mobilize on a national level all resources opposed to discriminatory practices in housing.

Joseph Battle, President
The Ludlow Assn.
Shaker Heights, Ohio

Ruth Steele, Vice-president
West Mt. Airy Neighbors
Philadelphia, Pa.

Iris Bruce, Secretary
O.N.E.
Oklahoma City, Okla.

John Michener, Treasurer
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Baltimore, Md.

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Jean Gregg Milgram, Executive Director

VOTING MEMBER ORGANIZATIONS

BELMONT — HILLSBORO NEIGHBORS	Nashville, Tennessee
BLUE HILLS CIVIC ASSOCIATION	Hartford, Connecticut
BROADMOOR IMPROVEMENT ASSOCIATION	New Orleans, Louisiana
BUTLER — TARKINGTON NEIGHBORHOOD ASSOCIATION	Indianapolis, Indiana
CHINQUAPIN PARK IMPROVEMENT ASSOCIATION	Baltimore, Maryland
CRENSHAW NEIGHBORS, INC.	Los Angeles, California
GLENWOOD LAKE ASSOCIATION	New Rochelle, New York
GREATER PARK HILL COMMUNITY, INC.	Denver, Colorado
INGLEWOOD NEIGHBORS	Inglewood, California
IRVINGTON COMMUNITY ASSOCIATION	Portland, Oregon
KENNEDY HEIGHTS COMMUNITY COUNCIL	Cincinnati, Ohio
THE LUDLOW COMMUNITY ASSOCIATION	Cleveland, Ohio
MERIDIAN — KESSLER NEIGHBORHOOD ASSOCIATION	Indianapolis, Indiana
NEIGHBORS OF HOUSTON	Houston, Texas
NEW NORTHWOOD IMPROVEMENT ASSOCIATION	Baltimore, Maryland
NINETEENTH WARD COMMUNITY ASSOCIATION	Rochester, New York
NORTH AVONDALE NEIGHBORHOOD ASSOCIATION	Cincinnati, Ohio
NORTH WASHINGTON NEIGHBORS, INC.	Washington, D.C.
NORTHEAST COMMUNITY ORGANIZATION	Baltimore, Maryland
NORTHEAST HEIGHTS RESIDENTS ASSOCIATION	Wichita, Kansas
THE NORTHWEST AREA COUNCIL FOR HUMAN RELATIONS	Columbus, Ohio
NORTHWEST COMMUNITY ORGANIZATION	Detroit, Michigan
OAK PARK AND RIVER FOREST CITIZENS COMMITTEE FOR HUMAN RIGHTS	Oak Park, Illinois
OKLAHOMANS FOR NEIGHBOR EQUALITY	Oklahoma City, Oklahoma
PRATT AREA COMMUNITY COUNCIL	Brooklyn, New York
PROSPECT — LEFFERTS GARDENS NEIGHBORHOOD ASSOCIATION	Brooklyn, New York
SOUTH DeKALB NEIGHBORS	Decatur, Georgia
SOUTHEAST NEIGHBORS, INC.	Washington, D.C.
SOUTHWEST ATLANTANS FOR PROGRESS	Atlanta, Georgia
THIRTY FAMILIES	Oklahoma City, Oklahoma
UNIVERSITY CITY RESIDENTIAL SERVICE	University City, Missouri
WEST MT. AIRY NEIGHBORS, INC.	Philadelphia, Pennsylvania
WEST SIDE NEIGHBORS, INC.	Akron, Ohio
WILDEWOOD HILLS — HEIGHTS NEIGHBORS	Oklahoma City, Oklahoma
WINDSOR HILLS ASSOCIATION, INC.	Baltimore, Maryland

ASSOCIATE MEMBER ORGANIZATIONS

ADLAI E. STEVENSON HOUSE	Palo Alto, California
BALTIMORE NEIGHBORHOODS, INC.	Baltimore, Maryland
CITY OF ATLANTA, COMMUNITY RELATIONS COMMISSION	Atlanta, Georgia
CITY OF DAYTON, DEPARTMENT OF COMMUNITY DEVELOPMENT	Dayton, Ohio
CITY OF INGLEWOOD, CALIFORNIA	Inglewood, California
DIVISION OF HUMAN RELATIONS, UNITED METHODIST CHURCH	Washington, D.C.
THE FORD FOUNDATION	New York, New York
GREATER DALLAS HOUSING OPPORTUNITY CENTER, INC.	Dallas, Texas
GREATER ST. PETERSBURG COUNCIL ON HUMAN RELATIONS	St. Petersburg, Florida
HOME INVESTMENTS FUND	Chicago, Illinois
HOUSING OPPORTUNITY CENTER OF METROPOLITAN COLUMBUS	Columbus, Ohio
HOUSING OPPORTUNITIES COUNCIL OF METROPOLITAN WASHINGTON, INC.	Washington, D.C.
HOUSING OPPORTUNITIES MADE EQUAL	Raleigh, North Carolina
LIBRARY, METROPOLITAN APPLIED RESEARCH CENTER	New York, New York
NAACP	New York, New York
NATIONAL URBAN LEAGUE	New York, New York
OPERATION EQUALITY	Cleveland, Ohio
PROJECT FREE	Camden, New Jersey
THE SHAKER COMMUNITIES	Shaker Heights, Ohio
SOCIAL SECURITY ADMINISTRATION HOUSING SERVICE	Baltimore, Maryland
WALKER, KAPLAN & MAYS, P. A.	Little Rock, Arkansas
WESTSIDE FAIR HOUSING COUNCIL	Los Angeles, California

The project will be under the supervision of the board of directors of National Neighbors. A project committee has been established to carry out this responsibility and report to the board. At present this committee is composed of:

Joseph Battle, president of National Neighbors and director of Operation Equality in Cleveland;

James Harvey, director of the Housing Opportunities Council in Metropolitan Washington, D.C.;

Betty Hoeber, director of the New York City Urban League's Open Housing Center;

Howard Lewis, a director of the Midpeninsula Citizens for Fair Housing in Palo Alto and a former director of the Calif. Real Estate Association;

Ruth Steele, vice-president of National Neighbors;

Jean Milgram, executive director of National Neighbors.

Staff of the project will be composed of a project director assisted by two fieid directors, communications and publications people, a staff attorney, and a resources coordinator.

Duration of the project, in initial planning, will be five years, with an addtional six months at the beginning for development of a staff and project organization.

Cost for the six-months development period will be about $50,000. Full operation will require approximately $300,000 a year, or a total of $1.5 million for 5 years.

Financing will be sought, in a sustained effort by the project committee, from major foundation and/or governmental agency grants. National Neighbors will also work to develop financial support on a broad base.

Support of this project is anticipated from metropolitan housing centers, fair housing council and other organizations and agencies concerned with open housing. Names of persons endorsing it will be supplied upon request.

A more detailed proposal and budget estimates are available upon request from National Neighbors, 5 Longford Street, Philadelphia, PA 19136. Phone (215) 338-2905.

NATIONAL
Neighbors 5 Longford Street Philadelphia, Pa. 19136 215/338-2905

To: Leading Open Housing Supporters

Back when I was a bored housewife, before I made friends with a wonderful new black neighbor whose friendship changed my life, the League of Women Voters used to send me out to ask local upstanding citizens for money. I was a dismal failure at it, but it didn't bother me much. I HATED asking for money, and I rationalized the whole thing by telling myself that with all its volunteers and brains, the League didn't really need to ask for money from anyone who didn't appreciate us enough to voluntarily send in a contribution. Fortunately, the League had other resources besides me.

The evidence is that I haven't changed as much as I should. Last year, when National Neighbors was desperate for money for its annual conference I phoned a good friend in Los Angeles and timidly asked if her husband would send us $500. She seemed a little surprised, but after we had checked out when he had last sent us a contribution and for how much, she said she'd ask and she thought he would. Then, with what I heard as a sort of wicked giggle, she asked how I felt about asking her for money. I said feelingly that I found it extraordinarily difficult. She giggled again. "I thought you did." And then, sympathetically, "I would, too."

So—I guess it shows. I wish with all my heart that all the brains and dedication and energy and love that go into interracial neighborhood associations were enough to keep them alive and well without money. And if my working fifteen hours a day would do it, you'd probably never hear from me. But it isn't enough. National Neighbors was set up because local organizations wanted to get together to help each other, but all that enthusiasm and devotion to self-help are no match for what's arrayed on the other side! What's needed are programs that will at least offset and hopefully will turn around the forces now operating to

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Edna Vaughns, Chicago, Ill.
Olive Walker, Los Angeles, Calif.

Jean Gregg Milgram, Executive Director

perpetuate America's pattern of segregated housing. We have planned the programs, but we don't have the money to even start making them effective . . . and so here I am, climbing the wall.

Here's a brief description of one program. I'm afraid it's too brief and doesn't really tell the story, but it goes like this:

Interracial neighborhoods can't survive unless:

(a) they have something very good going for them that makes them able to attract whites who are willing to buck the system to get in, or

(b) the metropolitan area around them has an open housing market with affirmative support for interracial housing.

Since there is virtually nowhere that (b) obtains, there are a lot of interracial neighborhood groups that just don't make it. But—(b) could obtain! The laws are there; the enforcement agencies are there. What it takes is know-how by local groups on documenting violations of the law, along with some political savvy about weak links and pressure points and such, and great strides can be made in persuading the people in the business of housing to become converts to an open society.

These techniques can be taught—but it takes more than pieces of paper (and we don't even have the money for the publications we should be putting out)—it takes warm bodies who come to a town to get people started and show how it's done. And so we propose a national project for an open housing market with a staff of field representatives and writer-editors and consultants on legal action, etc.

Our proposal suggests $300,000 a year. That's what it would take to do it right, if some foundation will see the light and fund it. But we are going to start without that. In fact, we've started, even though all we can do is talk a lot at our yearly conference and cram all the information we can into our newsletter, and ask our friends and board members who work for other well-funded agencies if they'd mind dropping by to talk to a local group while on a business trip. And hope it helps! But we could do so much more with some money.

That isn't all. Our long-range planning committee is proposing nationwide Task Forces on each of the problems that confront interracial neighborhoods—problems like the need for quality integrated public

schools and for community crime control and for effective fund-raising (I have a one-track mind). "Since we don't have any money for this," our planning committee chairman said cheerfully, "we'll go on our commitment and our faith in each other." And we will. But it won't be enough. Yet, with just some extra money, the Task Force concept could really get off the ground. All it would take is one extra staff person as a Task Forces coordinator with some funds for publications and special meetings and phone calls. That wouldn't work miracles, but it would put information on resources and techniques into the hands of all our member groups where it could be used.

I hope I haven't swamped you with the enormity of our task, because it isn't that bad. With extremely meager resources, National Neighbors has come a long way since we started two years ago. With $25,000 more a year, we could quit worrying about surviving, and with $50,000 more, we could provide some significant help to our members. I'm not discouraged, because I think I detect an increased awareness out there in the rest of America that the answer to all our racial problems (including school busing) really is open housing and interracial neighborhoods. But I am frustrated, because we could do much to speed that up and with so little, and it's hard to sit still when you want to run forward.

All of which has finally made it plain to me that it isn't enough to just seek associate members of NN at $10 a year, or subscribers to our newsletter at $5 for two years. It's much easier to ask for those than to ask for an out-and-out donation, and we haven't done too badly with it. Yet, the time has come for me to confront my hang-ups and conquer them.

And so this whole long letter has inevitably led to my unfavorite question. Will you please send a generous tax-deductible contribution to National Neighbors?

Please?

Yours in anxious hope,

Jean Milgram

Jean Gregg Milgram
Executive Director

SHOPPERS SUNDAY LIST

	NAME	ADDRESS	TELEPHONE	SURVEY
1	H. Sadler Poe	70 Biscayne Drive, N. W. - #11 30309	351-9378	
2	Pat Johnson	3579 Beach Hill Drive 30340	939-1974	
3	Phil Parker	3527 Beach Hill Drive 30340	939-5434	
4	Mr. & Mrs. J. G. Davis	3473 Heritage Valley Rd., S.W. 30331	344-8332	
5	Mr. & Mrs. Joseph T. Brogan	6645 Williamson Drive, N. E. 30328	255-2207	
6	Bob Tuve	2671 Ellwood Drive, N. E. 30305	237-5058	
7	The George Taylors	2460 Cheviot Glen, East Point - 30344	344-3251	
8	Francis, Edwin & Mary Smith	2291 Tilson Circle (Decatur)	241-1825	
9	Dee & Tom Houchins	2715 Larkspur Drive, S. E. 30316	241-8677	
10	Mr. & Mrs. Charles Hauck	2805 Oldknow Road, N. W. 30318	794-4961	
MRS + 11	Mrs. William F. Goedecke, Jr.	3834 Donaldson Drive (Chamblee) 30341	451-0875	
12	Mr. & Mrs. Dick Holland	1360 Manget Way (Dunwoody) 30338	451-1567	
13	Mr. & Mrs. Norman McGuffog	3543 Beach Hill Drive 30340	938-9643	
14	Mr. & Mrs. Phillip Harman	52 Wakefield Drive, N. E. 30309	351-3382	✓
15	William Alexander	1443 Pollard Drive, S. W. 30311	758-1208	*
16	J. B. Parnell	1135 Dalphin Drive, S. W. 30311	758-1697	✓
17	Betty L. Rittle	75 Ponce de Leon, N. E. #912 30383	872-8452	✓
18 MR.	John A. White	200 Peyton Place, S.W. #C-6 30310	755-6061	✓

19 Mr &	Pat Chapman	2056 Garden Circle	378-7765	*
20 Mr & Mrs	Jerry ~~Ewin~~ ZIVAN	394 Pine Forest Road, N. E. 30342	252-5447	
21	Mr. & Mrs. Mike Kelly	120 Biscayne Drive, N. W. #A-3 30309	351-1956	
22	Jo Anne Godwin	3440 N. Cake Terrace	938-4284	
23	Rev. Ray Burley	144 Garland Ave. (Decatur)	377-5472	
24	Mr. & Mrs. Ward O Winer	1025 Mountain Creek Trail	252-9321	
25	Mr. and Mrs. James N. Wood	1031 Springdale Road	378-5186	
26	David P. Hammond	5181 Winter Chapel Road	448-4852	
27 Mr & Mrs	Andrew L. Cunningham	2056 Pine Cone Drive	344-2250	
	Orema H. Cunningham	2056 Pine Cone Drive	344-2250	
28 Mrs	Barbara L. Halpern	139 Dudley Ct.	255-1463	
29	Mariam Taylor	1959 Longdale Drive	241-4342	
30	Winnie McPhedran	1748 Vickers Circle (Decatur)	378-0507	*
31	~~Nancy Goodson~~	~~3834 Donaldson Drive~~	~~451-0875~~	✓
32	Mr. & Mrs. Dennis Henry	3511 Toll House Lane	344-4034	✓
33	Judge Rowley ~~Juelye Rouleu~~	2055 Joiner Road, N. W.	794-6535	
34	Elenor de Give- (Pres. North Side Fair housing)	355 Peachtree Battle Ave., N. W.	355-2342	
35	Mr. & Mrs. Brid~~ge~~ get Smith	282 Underwood Drive, N. W.	255-4386	
36	Bruce Watkins	1410 North Avenue	874-3184	✓

37	Mr. & Mrs. Wonzer C. Bradley	1742 Detroit Ct., N. W.	799-0519	✓
38	Mr. and Mrs. Chris Likly	3727 Stephanie S. W.	344-7250	✓
39	Mr. & Mrs. Paul K. Ryan	2030 Mark Trail (Decatur)	373-5160	
40	Kathy R. Burke	1446 Benning Place, N. E.	523-7124	
41	Mrs. Louise Kennedy	2168 Juanita Street (Decatur)	373-6980	
42	Grace Stone	1052 Clifton Road, N. E.	377-2954	✓
43	Wendy Goedecke	3834 Donaldson Drive (Chamblee)	451-0875	✓
44	Mrs. C. E. Griffin	80 River Court Parkway	255-4760	✓
45	Mr. & Mrs. John F. Whalen		255-7544	
46	Mr. & Mrs. Willie Lester	1980 Barberrie Ln. (Decatur)	378-1639	
47	Mr. & Mrs. Tom Cronley	6840 Peachtree Dunwoody Rd., N.W.	255-5843	
48	Mr. & Mrs. R. L. Stephens	95 Pine Lake Drive, N. W.	255-5197	
* 49	Horace Brown	1776 Jenesson Drive, S. W.	755-6580	✓
50	John Brown — Ga. State University 33 Gilmer St., N.E. Atlanta 30303			

~~2115~~
~~AC~~

STATEMENT OF CLAY L. COCHRAN, CHAIRMAN

NATIONAL RURAL HOUSING COALITION

ON S. 3639, PROPOSED HOUSING AND URBAN DEVELOPMENT ACT OF 1970

July 15, 1970

BEFORE THE SENATE COMMITTEE ON BANKING AND CURRENCY

We thank the Committee for this opportunity to present our views on the proposed Housing and Urban Development Act of 1970.

The National Rural Housing Coalition is a young organization which is working to create a national awareness that two thirds of the nation's bad housing is in its rural areas and small towns. We hope over time to continue to work with the Congress in solving the nation's housing crisis, in no small part by continuing to press for adequate attention to the housing needs of rural America.

The goals of consolidation and rationalization of federal housing programs are certainly commendable insofar as they seek to eliminate the Rube Goldbergian patchwork of programs whose fragmentation, complexities, and discrepancies have created a labyrinth which frequently frustrates efforts to provide decent shelter for all Americans.

It is a great temptation to streamline, but we urge the Committee not to yield to superficial remedy when major change is required.

The Administration's bill, ostensibly aimed at technical tightening and program rationalization, includes substantial changes in the focus of such programs as public housing, in the criteria for eligibility for assistance, and in determining the character and extent of assistance. Some of these shifts are clearly desirable, most notably the recognition that interest subsidy alone will not reach low enough on the income scale and that subsidy of principal is also needed.

Other changes may result in adverse side-effects, which have been pointed to by various critics. We have in mind the tendancy to eliminate flexibility in income determination, seeking uniformity at the most restrictive rather than most liberal level. Formulas for determining income eligibility and monthly

PAGE PARTIALLY ILLEGIBLE

occupant costs should be designed with the primary goal of moving the poor toward equality in housing opportunity.

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We are concerned about the "washing out" of such programs as rent supplements and about the blurring of the distinction between public housing and other assistance programs which may well shift the focus of assistance further toward the moderate income families rather than toward the lowest income families, where the most serious problems exist.

The admission that current approaches have failed to meet the national goal is implicit in recodification. The Administration bill makes substantive changes but not basic ones, at a time when the record abundantly demonstrates that basic change is the first priority.

The Administration bill fails to take even a first step toward a national policy which recognizes that the fortunes of rural and urban America are bound together and a policy which moves simultaneously toward rural and urban restoration.

We were pleased to hear the Mayor of New York City, John Lindsay, point out recently that we have "no national guidelines and no national policy for cooperatively shaping urban and suburban growth" and that we have ignored "the interrelationship of the city's problems with rural poverty and suburban isolation."

That interrelationship is well-known and frequently heralded by commissions, committees and task forces. Yet it is substantially ignored in subsequent law and policy. The Administration's bill, for example, does not even contain a rural section.

It does nothing with the year-old interagency task force recognition of basic defects which hamper delivery of federal housing programs to rural America. It does nothing about such fundamental problems as the credit gap or the scarcity of institutional resources in the non-metropolitan areas.

Let me cite a specific example of HUD's failure in this regard. One institutional resource which the Office of Economic Opportunity, the Farmers Home Administration, and the Congress have all found worth encouraging in rural areas and small towns is self-help housing. We do not consider self-help housing to be an ideal or a complete way of providing housing for low income people--but we think it is a near-perfect substitute for nothing. We are aware of the fact that the Administration's bill talks about assistance for budget counselling and the like in connection with self-help, but it does not talk about funding the sponsor organization--the institutional resource which makes the program go by recruiting the families, helping them make their way through the credit maze, and supervising their input of sweat equity.

As a matter of fact, we think that, under Section 106(a) of the 1968 Act, HUD already has authority to finance the creation of those institutional resources--and at least one member of the Department's legal staff seems to agree with us. But, as Senator Mondale knows, we have not gotten the Secretary to commit himself in writing yet. Meanwhile, HUD has contracted for over half-a-million dollars in studies to ascertain whether they should ask for such authority, and has run an experiment, riding 'piggy-back' on the pitifully inadequate funds of OEO's Migrant Division.

In enacting Section 106(a), we think the Congress intended to push HUD off its industry-oriented pedestal into a consumer-oriented program for low income people, and we urge you to give them another shove. Knowing as we do, that Secretary Romney is friendly to the concept of self-help, that philosophically he believes in helping people help themselves, we are baffled that he has been unable to persuade his subordinates to do more than contract for some expensive studies to determine whether his philosophy when put into practice is impractical or sound.

If HUD and its Federal Housing Administration are unable to operate in the non-metropolitan areas and the towns below 25,000 in population; and if HUD is not ready to fund, create, or recommend some institutions and programs that will, then what about lifting the 5,500 population limitation on Farmers Home Administration? Indeed, last December the Congress directed the Departments of HUD and USDA give this ceiling, which the House

had voted to eliminate, further study, and report back some recommended action. But, when Senator Goodell asked HUD about this in May, they fobbed him off with a reference to a report issued months before the Congressional directive.

These and other aspects of the problem make it clear that the current programs--even on their own terms--could stand considerable improvement if they are to meet the needs of rural and small town America. But the Administration evidently cannot think of anything that is needed in the field of rural housing. Mr. Chairman, I assure you that we have a long list, and we will be happy to suggest them to the Administration and to this Committee.

But, the point remains that what is needed is some restructuring of our housing assistance programs, and that need is not confined to rural America--it extends across the board. Any Congressional action on a bill which makes substantial changes in a basic structure but leaves that structure's basic arrangements for the most part intact will only further delay dealing with the larger task. We urge the Committee and the Congress to ask itself basic questions about the whole structure.

One question which must be asked is why our housing assistance program should be built around subsidies to the money-lenders. That process is expensive and inefficient at a time when the limited commitment available demands economy and efficiency. Look at the total costs of the present approach--over 33 years the cost of subsidizing just the interest on a $15,000 mortgage from 9 per cent down to 4 per cent (and many are subsidized even further) is $20,028. In other words, we could give the homebuyer $15,000 to buy a house in the first place, and save money in the long run. But the government is not about to approach housing subsidy directly as long as we are enamoured of a thing called budgetary impact, a simple matter of accounting. What is needed is a Federal capital budget, which might more accurately be termed a "Truth in Accounting" law. The accounting irrationality which drives us to subsidize the money-markets as much as two times the cost of the house inhibits us from lending the low income family money directly and saving the taxpayers all that interest cost.

It is time to recognize that a loan made by the government is just as much an asset as a loan made by a private banker. Under a capital budget, houses would show up as assets, which they are, rather than as down-the-drain expenditures. Once government investment for social purposes is given honest perspective--recognized as investment--a major political and supposedly economic constraint is overcome.

The next question we need to ask is how long we are going to let housing credit be the stepchild who falls first and hardest during economic fluctuation. We need a national, public housing credit institution--call it what you may, a Development Bank or a Homeowners Mortgage Corporation--which is independent from the rest of the nation's money markets and in a position to act as the credit source of last resort at a reasonable rate of interest. Such an institution would do away with the interest ceilings, tandem plans, discount points, and all the rest. It would insure that housing needs are met on a continuing and reliable basis in conformity with the national goal.

And, with reference to the national goal and the annual reports required under the 1968 Act, let me say that we are concerned that no oversight hearings were held on this year's report. We realize thatthe Secretary was up here on mortgage finance, but we cannot accept that as an adequate substitute. In our view, the intent of that requirement was to elicit the equivalent of an "Economic Report" on housing and then subject it to the same sort of searching inquiry as the Joint Economic Committee gives that document each year. The Administration (i.e., all administrations) needs to be foreced to spell out for the Congress just how the various programs are being implemented, where they are failing and why, and what specific authorizations and fund levels are required to meet the goal for the coming year. The annual report should not only be specific in terms of the programs and their success or lack of success, but it should be specific in terms of income levels served and not served, geographic areas reached and not reached, population levels participating and not participating. A decision, such as that this year to begin the inclusion of mobile homes in the production targets deserved a great deal more scrutiny than it got from Congress. The Coalition is not attracted by mobile housing for the poor. We consider it to be expensive housing, and for the poor, very probably third-rate housing. But if it is to become a major part of this nation's dream for an adequate home for every family both industry and the Executive agencies should be compelled to be forthright about the whole matter and not just let it grow like topsy and intrude like the classic camel's nose until it occupies the whole low income tent.

A third basic need is for institutions to provide housing assistance on something other than a passive, fragmented basis. There are upwards of 2,900 housing authorities in the United States, but only 600 of them are at all actively attempting to develop additional housing.

After more than three decades, the public housing program does not provide units for <u>even 10 per cent</u> of the nation's low income

families (and by "low income" here, we mean those with incomes of $4,800 or less for a family of four). In the non-metropolitan areas, we have not yet provided public housing for 3 per cent of the low income households.

There are many roads to adequate housing for all Americans, and we are convinced that state and local governments must be involved. We do not think that means giving state and local governments veto power over the rights of those who live within their jurisdictions, as we have in the public housing program. We are conscious of the history of that institution and know that between the early court decisions and the highly financed, unprincipled campaign by private realtors, the Congress has had very serious difficulties in utilizing this indispensable social tool in dealing with low income housing.

We think it is essential that local and state governments be involved in measuring need and planning to meet that need, under present or new institutional arrangements. We are friendly to the idea of enabling state and local governments to meet that need, expeditiously and with due regard for participation by those to be served. But we must find means of putting an end to the power of such governmental units to deny benefits, actively or passively.

We would like to see local, area, and state housing development corporations established with Federal subsidies and charged with the responsibility of developing decent communities and adequate supplies of housing throughout their jurisdiction. They could be equipped with all the requisite powers--including land write-down and advance acquisition. They should be able to use the full range of programs, from a public housing program focused on the needs of the very lowest income families to programs of assisted private housing for moderate income families, and they should be able to override unreasonable or exclusionary zoning and the like in order to assure an adequate and equitable delivery of housing under that full range of programs.

These agencies could become the advocates on behalf of low income housing households. They should provide advocacy planning services, technical assistance, coordination, and "packaging"--all the activities that go into producing "a decent home in a suitable environment"--and do so without levying direct or indirect tolls on the low income households being served.

Finally, to avoid that frequent failure through passivity which has characterized our low income housing programs throughout, there should be a Federal housing development agency with the same range of powers, ready and willing to serve any area and

any segment of the population which is not being served by the local, area, or state housing development agencies. Responsibility for that old goal--and, contrary to Assistant Secretary Gulledge, I believe that it means what it says, "every American family"--must ultimately come to rest somewhere, and soon. The buck must not continue to be passed from hand to hand with appropriate statistical and rhetorical incantations.

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7/10/70

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Gerald Robinson, *Secretary-Treasurer*

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MEMORANDUM

To: Board of Directors, Committee of Sponsors and Membership of the National Rural Housing Coalition

From: Clay L. Cochran

Subject: Current Legislation

Date: July 28, 1970

Enclosed please find what amounts to a current legislative list in the field of rural housing.

This list embodies some of the recommendations of the National Rural Housing Conference, the meeting which led to the creation of the Coalition, plus some specific recommendations that reflect the passage of time and the generation of new ideas.

Consider this a document for discussion purposes. It is not intended to be definitive, and suggestions are welcome.

I had expected the Board of Directors to study the list in the meeting originally scheduled for this week, but too many Directors are on vacation and are not available. Another meeting is set up for Wednesday, September 30, 1970.

Please let us have your suggestions, and don't forget that our ability to influence legislation depends on as widespread and articulate membership as possible.

Enclosure

MEMORANDUM ON 1970 HOUSING RECOMMENDATIONS

of the

NATIONAL RURAL HOUSING COALITION

While basic reforms along the lines indicated in the Coalition's statement on S. 3639 remain a long-run need, the following are legislative changes which could make substantive improvements in current programs relative to rural and small town low-income housing needs.

1. In areas where public housing authorities are not meeting the needs of low-income families, HUD should be authorized to encourage the development of a nonprofit housing group and provide the nonprofit group with all the funds and other assistance available to public housing authorities.

2. There are many low-income people who cannot afford to pay even one per cent on a FmHA loan. To serve these people, legislation should be enacted that would enable FmHA to make loans that would require principal and interest payments on as little as 50 per cent of the principal. The remainder of the loan would not bear interest and would not fall due until the first mortgage was paid off or when the property changed hands.

3. Section 106(a) of the Housing Act of 1968 should be amended to include specific authorization for appropriations. This section authorizes technical assistance with respect to the construction, rehabilitation and operation of low and moderate income housing. The section has never been used.

4. The size of the community that can be served by FmHA should be increased from 5,500 to 25,000. There are many low-income people in towns between these two sizes who need assistance and are not served by HUD programs.

5. The language in the Congressional reports on the 1968 Housing bill, which prevents FmHA from making a housing loan to a man living in town to build in the country unless he is a landowner or has a rural job should be rescinded. This prevents a person who has, for example, a job in a county seat from qualifying for a FmHA loan.

6. The rent supplement program should be extended to the rental housing financed by FmHA. Currently, rent supplements are only available on HUD financed projects.

7. Legislation should be enacted to give States an incentive for providing low-income people with real estate tax exemptions. Real estate taxes are a heavy burden for many low-income families. Comparable benefits should be provided to low-income renters, too, if the tenants can be protected from extortionate rent increases.

8. Legislation is needed to improve the housing of persons receiving Old Age Assistance. Specific needs in this area were set forth in the 1969 report by HEW to the Ways and Means and Finance Committees on "The Role of Public Welfare in Housing." Included should be liberalization of the terms of Section 1119 of the Social Security Act to allow for larger home repair grants and a greater Federal share in the cost. Action to eliminate state restrictions on homeownership by those on OAA is also urged. The provision of larger housing allowances where they will make possible the shift of an elderly family from substandard to standard housing is an obvious need.

9. There is a wide-spread demand for senior citizen centers, buildings, where the elderly can meet for social and recreational purposes. These centers can be financed as a part of a FmHA rental housing project. Legislation should be enacted to finance the construction of these centers where there is no rental housing project. This construction would have to be heavily subsidized by the Government for these centers would fail in their purpose if low-income elderly people had to pay for their use. Perhaps local church groups, businessmen, and service clubs could match the Government funds.

10. Section 504 housing repair grant program of FmHA should be reactivated. We recognize that patching up homes is not the ideal solution. But until the day comes when there is a program that will provide decent housing for all, a grant repair program is desperately needed. Besides reactivating the 504 grant program, the maximum size for grants and loans should be raised from $1500 to $2500, with a provision that even that amount may be exceeded when necessary to cover the cost of a water supply, septic tank, and bathroom and kitchen sinks.

11. The limit on FmHA rental housing project loans should be eliminated. The limit started out at $100,000, later was raised to $300,000. The $300,000 is too low. In many instances when a project is completed and occupied, there is a substantial number of people still on the waiting list.

12. FmHA housing should be authorized to make loans on leased non-farm tracts. They can lend on leased farm tracts. This is very important on Indian reservations and in states where school lands can only be leased. (Senator Metcalf has introduced legislation, S. 3330, which would clarify the agency's authority to make such loans.)

13. Title V of the Housing Act of 1949 should be amended to eliminate the use of credit committees on FmHA housing loans. The committee system was started years ago as a means of gaining community acceptance of FmHA credit. The program is accepted and the continuing use of the committee serves only to delay loan processing.

14. FmHA should provide the same notification of mortgage payments due and escrow accounts for taxes and insurance as are available to Federal Housing Administration borrowers. It is difficult enough for low-income people to scrape up funds for taxes and insurance. It is doubly difficult when they have to make these payments in one lump sum.

15. FmHA should be authorized to conduct rural housing research. Currently, the agency has no research funds of any type.

16. The Mondale-Hart bill for farm labor housing (S. 4067 and H.R. 18386) should be enacted. The bill adds nonprofit organizations of farmworkers to the list of applicants eligible for loans and grants to construct or repair low rent housing to be owned by the organizations. The bill provides grants for up to 90 per cent of the total development cost of any project. The current law provides for grants of up to 66 per cent, but since the grant program was initiated in 1965, only five grants have exceeded 50 per cent. The purpose of grants is to bring monthly rental costs down to what a migrant family can afford to pay, by reducing the mortgage amount which must be repaid from by the renters. Under the present grant limitation, only a handful of projects have been able to prove feasibility. The bill clarifies the ability of FmHA to lend to broadly-based nonprofit organizations, and it eliminates the restriction that such organizations be confined to a specific geographic area. The bill urges that whenever possible, farm labor housing be constructed for year-round use. The bill allows grants and loans to include stoves, refrigerators, and furniture.

17. We urge formulation of a comprehensive program to provide clean, running water and sanitation facilities for every rural family. A program which combines the resources of the public health service, HEW, and Farmers Home should be instituted with the five-year goal of providing every rural American family with clean, running water, waste disposal facilities, and sinks in the bathroom and kitchen.

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STATEMENT OF CLAY L. COCHRAN, CHAIRMAN

NATIONAL RURAL HOUSING COALITION

ON S. 3639, PROPOSED HOUSING AND URBAN DEVELOPMENT ACT OF 1970

July 15, 1970

BEFORE THE SENATE COMMITTEE ON BANKING AND CURRENCY

We thank the Committee for this opportunity to present our views on the proposed Housing and Urban Development Act of 1970.

The National Rural Housing Coalition is a young organization which is working to create a national awareness that two thirds of the nation's bad housing is in its rural areas and small towns. We hope over time to continue to work with the Congress in solving the nation's housing crisis, in no small part by continuing to press for adequate attention to the housing needs of rural America.

The goals of consolidation and rationalization of federal housing programs are certainly commendable insofar as they seek to eliminate the Rube Goldbergian patchwork of programs whose fragmentation, complexities, and discrepancies have created a labyrinth which frequently frustrates efforts to provide decent shelter for all Americans.

It is a great temptation to streamline, but we urge the Committee not to yield to superficial remedy when major change is required.

The Administration's bill, ostensibly aimed at technical tightening and program rationalization, includes substantial changes in the focus of such programs as public housing, in the criteria for eligibility for assistance, and in determining the character and extent of assistance. Some of these shifts are clearly desirable, most notably the recognition that interest subsidy alone will not reach low enough on the income scale and that subsidy of principal is also needed.

Other changes may result in adverse side-effects, which have been pointed to by various critics. We have in mind the tendancy to eliminate flexibility in income determination, seeking uniformity at the most restrictive rather than most liberal level. Formulas for determining income eligibility and monthly

occupant costs should be designed with the primary goal of moving the poor toward equality in housing opportunity.

A 'national' definition of income should not be so simplified and standardized as to preclude taking account of varying circumstances or of such factors as the additional expenses normally incurred as an offset to secondary earnings. The ratio of that income at which subsidy comes into play should not be so rigid as to ignore the differences in needs along the income spectrum. The Administration's proposal to introduce a progressive aspect by using a lower percentage for the first increment of income seems desirable to us, but we think the percentages should be lower and the progressive aspect more definite--perhaps three percentage rates instead of two. Such ratios must be carefully designed to enable families to improve their lot in life, and should not require permanant poverty as a condition for subsidy. The Committee should take great care to insure that there will be no rent increases for poor and near-poor families currently living in subsidized housing.

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We would like to see local, area, and state housing development corporations established with Federal subsidies and charged with the responsibility of developing decent communities and adequate supplies of housing throughout their jurisdiction. They could be equipped with all the requisite powers--including land write-down and advance acquisition. They should be able to use the full range of programs, from a public housing program focused on the needs of the very lowest income families to programs of assisted private housing for moderate income families, and they should be able to override unreasonable or exclusionary zoning and the like in order to assure an adequate and equitable delivery of housing under that full range of programs.

These agencies could become the advocates on behalf of low income housing households. They should provide advocacy planning services, technical assistance, coordination, and "packaging"--all the activities that go into producing "a decent home in a suitable environment"--and do so without levying direct or indirect tolls on the low income households being served.

Finally, to avoid that frequent failure through passivity which has characterized our low income housing programs throughout, there should be a Federal housing development agency with the same range of powers, ready and willing to serve any area and

any segment of the population which is not being served by the local, area, or state housing development agencies. Responsibility for that old goal--and, contrary to Assistant Secretary Gulledge, I believe that it means what it says, "every American family"--must ultimately come to rest somewhere, and soon. The buck must not continue to be passed from hand to hand with appropriate statistical and rhetorical incantations.

mhl
7/10/70

RURAL HOUSING

a periodic newsletter published by the NATIONAL RURAL HOUSING COALITION

1346 Connecticut Avenue N.W. Washington D.C. 20036 • (202) 296-4945

July, 1970

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COALITION VS. U.S. SENATE--RESULTS--A MIXED BAG

During Senate action on the 1971 Agriculture Appropriation bill, the Coalition won on some items, lost on others. Senator Goodell's amendments to the Senate Appropriation Committee's bill saved the day. The Coalition sent wires to key Senators supporting the Senator's amendments.

For example, Goodell called for increasing the grants for rural water and sewer systems from $60 million to $100 million and won. He called for increasing direct loans for water and sewer systems and succeeded in raising the authorization from $78 million to $118 million. He also managed a $3 million increase in funds appropriated for FmHA administrative expenses.

Where the Coalition lost ground in the Senate was in the items that provide direct housing loans and funds for self-help technical assistance and site development.

The Appropriation bill now goes to Conference. The items in the bill on which there is disagreement are as follows:

Programs	House Bill	Senate Bill
Direct housing loans (used for small repair jobs, emergencies)	$30,000,000	$ 19,000,000
Self-help technical assistance grants	2,125,000	775,000
Self-help site loans	1,000,000	400,000
Water and sewer system loans	78,000,000	118,000,000
FmHA salaries and expenses	81,150,000	87,250,000

The Coalition supports the House position on the first three items, and the Senate on the last two. As soon as the Conferees are appointed, we will notify you.

During the Senate floor debate, the vote on the substitute amendment that cut a Goodell amendment for direct water and sewer loans from $350 million to $118 million showed clearly the strongest supporters of rural community development. Senators voting against the substitute amendment and, in effect, for $350 million were:

Byah	Goodell	Mansfield
Brooke	Hartke	Mathias
Byrd (W Va)	Hatfield	McGovern
Case	Hughes	Metcalf
Church	Inouye	Nelson
Cooper	Jackson	Schweiker
Cranston	Kennedy	Tydings
Fulbright	Long	Yarborough

These Senators lost on that particular vote, but they gained esteem in the eyes of the National Rural Housing Coalition.

SAGGING FARM LABOR HOUSING PROGRAM MAY BE BOLSTERED

Senators Walter F. Mondale and Philip A. Hart on July 9 introduced a bill, S. 4067, to help provide decent housing for the nation's one million migrant and seasonal farm workers and their families.

The proposed legislation would make the following changes in the current Farmers Home Administration Farm Labor Housing Program:

...Permit nonprofit organizations of farm workers to receive loans and grants;
...Increase limit on grants for migrant housing projects from 66 per cent to 90 per cent of cost;
...Enable nonprofit groups to build farm labor housing anywhere within the state in which they are incorporated;
...Require that, whenever possible, migrant housing constructed with Federal funds be suitable for year-around living; and,
...Permit purchase of kitchen equipment and furniture with program funds.

The Coalition testified in support of the bill, but noted that it is not a panacea but only a temporary measure to meet the current crisis.

The Coalition called the provision to make nonprofit organizations of farm workers eligible for farm labor housing loans and grants "the strongest and most positive aspect of the bill."

The Coalition also pointed out that on public housing projects, the Government picks up the whole tab for construction cost. By comparison, the bill's recommendation for 90 per cent construction grants on farm labor housing is indeed modest.

The Coalition noted the dire need for administrative support for the program and suggested that either an assistant administrator for farm labor housing be appointed in FmHA or the entire operation be shifted to HUD.

IS THE INTEREST CREDIT PROGRAM IN DANGER?

There is a shadow falling across the Farmers Home Administration's interest credit program that makes us wonder if all is well with this liberal effort to serve the housing needs of the rural poor.

Under the interest credit program, the interest on a rural housing loan may be reduced to as low as 1 per cent, depending on the income and size of the family. That is a fairly substaintial subsidy, considering the fact that FmHA is paying investors as much as 8½ per cent to get funds with which to make housing loans.

Recognizing that, consider these facts:

1. On May 15, James V. Smith, national administrator of FmHA, sent a bulletin to all state directors, district supervisors, and county supervisors dealing with the continuing expansion of the housing program which brings with it "increased responsibilities to assure a prudent operation of our housing program."

The third paragraph in the bulletin reads as follows:

"Interest credits are authorized and intended only for lower income families. In view of the amount of subsidy involved, we need to be particularly careful to assure that this phase of the housing program is properly administered and that we help only those families who are entitled to this additional assistance. Particular attention should be given to the complete disclosure of income and assets of the applicant families and being sure that the homes financed for these families are modest in size and cost. We also invite your attention to the regulations which provide that interest credits may be extended to a certified family, however they need not be given if the family's circumstances do not warrant an interest credit."

The last sentence is the one that bothers us. If a family can qualify for an interest credit and has the ability to repay the loan at the reduced rate, who is to deny them?

2. The Coalition heard that in Michigan, FmHA county supervisors were telling applicants that no new houses could be bought with interest credit loans. We relayed this information to the national FmHA office, and received this reply..."there may have been a misunderstanding on the part of some county supervisors with respect to our position on interest credits on new homes. Action is being taken by our State staff to clarify this point so that all county supervisors understand that interest credits may be made on a loan for a new home that is modest in size, design, and cost."

We have notified our friends in Michigan who had been told otherwise, to reapply. But why the misunderstanding in the first place?

3. At the July National Convention of the NAACP, a brochure prepared by the FmHA was distributed. The pamphlet did mention interest credit briefly in the text. But there was not one interest credit example included in the seven examples of monthly payments required to finance typical FmHA houses.

4. In Florida an application for an interest credit loan was turned down because the income of the family depended, in large part, on ADC payments. Yet FmHA instruction 444.1 says to include welfare and other payments made in behalf of minors as current family income when determining the amount of interest credit to which a family is entitled.

We would greatly appreciate hearing from others who have been involved in the FmHA interest credit program. Tell us, do we really have paranoid tendencies?

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1346 Connecticut Avenue N.W. Washington D.C. 20036 · (202) 296-4945

WASHINGTON D.C.
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Pres

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Clay L. Cochran, *Chairman*
Robert Johnson, *Vice-Chairman*
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To: Coalition Membership

From: Clay Cochran, Chairman of the Board

Re: Enclosed Item

This series of five articles appeared in June in the Christian Science Monitor and provides an excellent account of low-income housing activity in the southeast U.S.

Mentioned are the efforts of the Rural Housing Alliance and activity by the Coalition. To keep you informed...

July 30, 1970

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★ Wednesday, June 3, 1970

Shanty living hit

Basis for better housing for rural poor sought by several agencies in Southeast U.S.

First of five articles on efforts to upgrade housing conditions in the rural Southeast.

By Leon W. Lindsay
Staff correspondent of
The Christian Science Monitor

Atlanta

Drive along almost any secondary road in the South and you see dilapidated houses — rusty-roofed, leaning, unpainted, and sagging at the foundations.

Often one would not believe them habitable, except for the children playing in the scruffy yards or the old folks watching from the flimsy porches. Many of these shacks — most of them once sharecroppers' cabins — have indeed been abandoned. Most of the rest should be, say housing experts.

While the bulk of the nation's massive housing effort is directed toward meeting the crisis in large- and medium-sized cities, millions of rural folk are existing in dwellings that become more degraded — and degrading — every year. A large percentage of these people are in the South, and the majority of them are black.

New census picture due

Because the younger people who have the ability to leave are flocking to the urban centers, those left to get along as best they can in the rural Southeast tend to be the very young and the old. These are the individuals most vulnerable to the conditions of poverty—hunger, cold, disease, and inadequate housing.

This year's census is likely to produce a new shock wave with its figures on how many people are living in pitifully substandard rural housing, as well as how many have fled these conditions for the dubious refuge of the big city.

Figures from the 1960 census disclosed the extent of the problem, but not much has been done at any level of government toward meeting it.

A 1967 report by the President's National Advisory Commission on Rural Poverty pointed to more than 1 million dilapidated rural homes in America—houses deemed structurally unsafe. Yet they were the only homes some families could find or afford.

Further, it stated that "nearly 60 percent of all rural families with incomes of less than $2,000 lived in houses that were dilapidated or lacked complete plumbing."

Incomes less than $2,000? Inconceivable to the comfortable, middle-class majority which populates America's suburbs. Yet families living on this sort of income are common in the onetime cotton country of the Southeast's "black belt."

By R. Norman Matheny, staff photographer

Two-thirds of the substandard housing in the United States is in rural areas and small towns. Much of it is in the South. Onetime sharecroppers' shacks with outside plumbing serve as homes to many. Local agencies are pitching in to help meet needs.

There's no place like . . .

And 1970's census figures are not likely to show a great deal of improvement over these 1960 facts:

- Fewer than 1 out of 4 rural farm dwellings with water piped into the house.

7 million homes needed

- Fewer than half of all rural homes with central heating. (And don't let anyone tell you central heating is not needed in most of the South.)
- Some 30 percent of rural families in America still use outdoor toilets (most of these are in the South).

The Rural Housing Alliance (RHA), a nonprofit national group which sponsors research and provides some funds and technical aid, issued a report in 1969 which said:

"To properly house low-income rural and small-town families, approximately seven

million homes will have to be built or rehabilitated with federal assistance during the next decade."

It noted that rural areas and small towns account for two-thirds of the nation's substandard housing, even though they contain fewer than half its households.

The RHA report pointed out that "less than 15 percent of the low-income housing produced by HUD [Department of Housing and Urban Development] programs goes to the 60 percent of the low-income families which live in rural areas and small towns."

Population segment in limbo

The government agency which renders most aid currently in rehabilitating and replacing substandard rural housing is the Farmers Home Administration. This agency of the Department of Agriculture is authorized under the 1968 Housing Act to make or insure loans at nominal interest for various types of rural, low-income housing.

FHA's activities are, however, limited to areas with under 5,500 population. Since most of HUD's activities are restricted to areas with more than 25,000 population, a large small-town segment is left in limbo as far as federal help is concerned.

In the Southeast, much of the run-down housing in which thousands of blacks are forced to live can be found in towns of this size.

A number of agencies—public and private, profit and nonprofit—are making an effort to do something about conditions. The Office of Economic Opportunity (OEO), through local Community Action agencies, is sponsoring rehabilitation programs as well as new housing projects.

The Rural Housing Alliance is involved in a number of these projects. VISTA (Volunteers in Service for America) helps in some areas. In at least one, VISTA workers are carrying the full burden of organizing a self-help housing project.

The Southern Rural Project of the National Sharecroppers Fund, a nongovernmental organization which is partially funded through OEO, is working in the rural housing field, among other things.

One leading Southern bank, the Citizens & Southern Bank of Georgia, has initiated its own unique program for financing housing for low-income, rural Southerners.

Partial answers avoided

Present efforts are not widespread enough to have made much of a dent in the tremendous need for rural housing in this region. The most they can achieve is to show various avenues through which the need can be met, provided the government rises to the challenge.

All of those working in this field at present are aware that providing adequate housing for the rural poor is only part of the answer.

"We are not out to create new slums," says one worker.

Somehow, it is realized, the young are going to have to be given the means to stay in the rural community. At present too many of them are leaving the oldsters to care for the very young on an inadequate income in an uninhabitable house.

And an impoverished rural county is faced with the almost impossible task of educating the school-age children left behind (and sometimes sent back from the city), plus providing welfare payments to unemployed adults.

Strangely, the rural South seems to be retaining its poverty problems while at the same time exporting them to the urban centers.

What those most concerned now want to do is provide an atmosphere in which the poor rural Southerner—more often than not a Negro—can stay home and cope. A decent home is a basic requirement.

In subsequent articles in this series, some specific community projects to provide sorely needed housing will be described.

★ Monday, June 8, 1970

VISTA workers show way

Southern blacks learn to build their own homes

Second of five articles on efforts to upgrade rural housing in the Southeast.

By Leon W. Lindsay
Staff correspondent of
The Christian Science Monitor

Auburn, Ala.

The scene is a large meeting room of a new, Negro church some 10 miles out from Auburn, Lee County, Ala.

A dozen black men and women—members of six area families; seven Volunteers in Service of America (VISTA) workers; and a newspaper reporter are watching a film about a self-help housing project in California.

The people in the film are Mexican-Americans, the language they speak is foreign to the Alabama black folk, the houses they are building are probably a little more expensive than these people can afford, and the Californian's — even though most are farm workers—earn a good deal more than the families here.

Aspirations the same

But the aspirations are the same—to get out of dilapidated, depressing, and even unsafe houses into homes of their own.

About three miles from this meeting site, alongside a dusty rural road, such a house is nearing completion.

For almost six months, a half-dozen VISTA members have been working on the "demonstration" home, prototype for what they hope will be at least 12 more built in Lee County in the next year.

"With the assistance of the Washington-based Rural Housing Alliance, an acre of land was acquired and prepared, a well dug, a septic tank-system installed, and tools and materials for building the house purchased. Although some of the work, such as plumbing has been done by contractors, VISTA workers have done most of the construction

Experience gained

The concept here is that, having learned how to do it, they will be able to supervise the building of more houses, with the labor supplied by the men, women, and children of the families who will occupy them.

Self-help—also called sweat-equity—housing is a proven concept, but it is not seen as a cure-all for the housing ills that beset the rural Southeast. It does, however, suit the need, abilities, and incomes of many poor families.

Though the most successful self-help housing projects have been in southern California, there are a number of such programs in the Southeast. Enough have demonstrated success to encourage new ones — some modest as the one here, others on a larger scale.

In Colbert and Lauderdale Counties, up in the Tennessee Valley Authority country of northern Alabama, self-help housing has had good results. It has worked in some areas of northern Florida panhandle and also in a three-county area around Fort Myers in south Florida. And there are others.

Rough time in Georgia

But in Georgia, where there are some current attempts to start new self-help proj-

ects, the government agency which provides the major financial backing is not too keen on self-help. The Farmers Home Administration (FHA), guarantor of minimum-interest housing loans to poor families, had a bad experience with one self-help project in which some houses did not get finished.

This points up one of the major necessities in a self-help program—organization. And this is what the meeting in Lee County one recent evening was about.

The VISTA workers were a bit disappointed at the turnout. Only half of the 12 families interested in the project were represented.

Answers sought

Mrs. Noreen Lloyd, a VISTA worker from Peabody, Mass., led the discussion of current and upcoming decisions and needs: Should they have a community well or individual wells for the houses: would the group accept a local black carpenter as a temporary supervisor for the building project—to be paid through an outside grant; and, most important of all, could anyone help find a landowner who would sell enough good acreage on which to build 8 to 12 houses?

As the discussion went on, black members of the group began to speak more frequently. Several men showed leadership capability. One of them — the one who had spoken the most — was elected chairman, and the group voted to hold twice-monthly meetings.

Feeling of community

Says Fred Bennett, leader of the 24-member VISTA group working in Lee County: "We've bitten off a real tough job as far as organizing is concerned.

"Education is needed. It's not that the people are apathetic, but they lack a feeling of community. When the houses are built, the people in the community will be closely interdependent. They will organize buying clubs and car pools. The sense of community will grow."

Mr. Bennett is a Californian who has already served a year in VISTA and now is employed by the Office of Economic Opportunity (OEO) to supervise the VISTA workers in Lee County. He admits that self-help is an uphill fight in an area such as this. The people are dispersed over a wide rural area. They are not nearly as organized as some of the neighboring Alabama counties. There is no precedent here for what VISTA is trying to do.

No local-action program

In other areas, even in Alabama, there are local community-action programs funded by OEO and run by local people. VISTA works in conjunction with some of these programs. There is a greater sense of community support. But here in Lee County, there is no community-action program. The VISTA workers are generally regarded as outsiders and face mistrust.

In spite of this, they are running a legal-aid service, an apparently successful Head Start program, the housing project, and are providing some other services.

This housing program was begun in November, 1969. An initial OEO grant of $90,000 provided money to buy the acre of land on which the demonstration house stands, prepare the site, purchase equipment and materials, and meet other expenses. That grant ran out March 1, 1970. A new 15-month grant for $250,000 began May 1, with $100,000 earmarked for a revolving construction fund. The rest is for personnel and equipment.

Program cost weighed

If only 12 houses are built over the period of the grants, that would be a cost of more than $28,000 for each house. But not all of the grant necessarily will be spent. Also, the program is designed to demonstrate the feasibility of something that will have to be done on a much vaster scale as the concept catches on.

What will the houses cost the families? It is estimated the demonstration house — which one family will soon receive—will sell for about $4,800, including land, well, and septic system. This is a three-bedroom model. A four-bedroom house would cost about $6,000, and for a large family a "dormitory room" can be included for not much more money.

The houses will also cost the families a great deal of dedicated, hard work. Most of the men and several of the women have jobs —however, low paying. This means they will work weekends, evenings, and—if past experience is any indicator — into the wee hours of the morning as the enthusiasm of near completion grips them.

8-12 months to build

It takes about eight months to a year to build the house this way.

Of 12 families who had applied for FHA loans nine have gained tentative approval.

If eight to 12 families build together, all houses in the group will start at the same time and be finished at the same time. No one will move in until every house is complete. Then everyone moves in on the same day.

What kind of house can a family buy for $4,800? Will it turn out to be another "slum" dwelling, like the onetime sharecropper shack they are trying to escape?

A number of types of self-help homes are being built around the United States which combine economy with quality. The demonstration house here appears to evidence the sturdiness and attractiveness that can be achieved even with low-cost materials and techniques.

Materials used

Self-help and other low-income housing has been built through wood-prefabrication, concrete blocks, regular frame, and even brick veneer.

A new bonding process is being used on the concrete-block walls of the house here. The blocks are stacked "dry," then coated by troweling on a newly developed surface-bonding material.

Developed by researchers at the University of Georgia's College of Agriculture, the material is basically a water-cement mix, with some other chemicals added. But the key element is fiber glass, in one-half inch lengths. The material is troweled on. It is only 1/16-inch thick on the wall, yet is stronger than regular mortar joints.

It is easy to handle, can be mixed on the site, and can be colored at the same time it is mixed. This eliminates extra steps for painting and waterproofing. The process is expected to cut costs of concrete-block structures by up to 30 percent.

Steel rods in structure

Door and window components of the house are bought as standard panels and are easily set in. Steel rods running from the concrete-slab floor to roof joists reinforce the structure.

Another house of this type has been completed near Gainesville, Fla., where an OEO-sponsored, self-help project is well under way.

Ironically, this wall-bonding process is not accepted by building codes in some areas, including the State of Georgia.

Most of the families who benefit from this type of housing have annual incomes of $3,000 or less. Most are renting now, and many are on welfare. Their loan payments on the self-help houses generally will be $30 or less a month—little more than they are paying in rent now.

Interest credits noted

In areas of less than 5,500 population FHA can — besides making technical-assistance grants and loans to self-help groups to buy land—extend interest credits to low-income people. This enables them to borrow money with as little as 1 percent interest.

Up to 95 percent of the blacks who live in rural Lee County are in substandard housing, says Mr. Bennett. If land can be acquired, loans obtained, and people organized, self-help housing could involve many more families here.

"Eventually," he ventures, "we may organize a self-help housing corporation, with the help of a grant from FHA."

This already has been done in some other Southeastern areas.

Next: Things look brighter for ill-housed rural blacks in a three-county Alabama area.

For Alabama needy

Self-help housing boost

Third of five articles on efforts to upgrade rural housing in the Southeast.

By Leon W. Lindsay
Staff correspondent of
The Christian Science Monitor

Talledega, Ala.

Seventy-five homeowners in a three-county area centering on this central Alabama town are living more comfortably and safely today, thanks to the efforts of a retired gasoline distributor who knows something about building.

Most of the people helped by J. C. Munroe are elderly, black, barely literate if at all, and poor.

Many probably never could have gotten the repair work done on their houses. Or if they had, chances are they would have paid much more and received less for their money than they did with his help.

Mr. Munroe is "housing coordinator" for the three-county Community Action Program (CAP) based here. Funded by the Office of Economic Opportunity (OEO), the local agency runs a number of other programs for the poverty-ridden blacks and whites in the area. But its most ambitious plans are in the housing field, and Mr. Munroe's rehabilitation efforts are just one phase.

'Sharp operators' cited

Jay B. Boykin, director of the three-county Community Action Agency (CAA), is optimistic about the self-help housing program. "We are going to build 100 houses in a year," he predicts. "Once we get the first 10 homes built, we won't be able to keep up with the demand."

Robert Killough, director of neighborhood service organizations for the CAA, explains that the agency became involved with housing initially because too many householders were being taken in by "sharp operators." These people, usually not based in the area, would convince homeowners they needed new roofs, porches, or siding — which they often did — and then charge them outlandish prices for shabby work.

In 1965, the CAA began a referral service for people needing home repairs — sending them to local contractors would could be counted on to do a decent job at a fair price.

In 1968 Mr. Munroe was hired for a three-month "trial" program made possible by an OEO grant. His work proved so successful that the local agency was able to get more funds to hire him on an annual basis in 1969.

Function explained

Asked to explain just what he does, Mr. Munroe started by noting that at least 35 percent of housing in the area is substandard. (Some counties in the Southeast have twice that amount of dilapidated houses.)

Dealing mostly with people who own their houses, Mr. Munroe guides them through the whole process of getting bids on needed repairs, filling out loan applications, presenting the applications to finance institutions, and even getting welfare payments adjusted upward, when possible, to make it easier to pay off a loan.

"Many of these folks simply are not able to follow through on the process necessary to get a loan, or hire a carpenter," Mr. Munroe explains. He displayed the paper work on a couple of jobs which disclosed he had been able to get the work done for half what the homeowner might have otherwise paid. In one case the original bid was $2,100; Mr. Munroe got it down to $1,100.

Bidding kept local

"I keep the bids local for the most part," he says. There are a number of reasons for this, including the fact that resentment might be stirred in the community otherwise. Also, Mr. Munroe knows the faults and the capabilities of local carpenters and contractors and can keep a better eye on the work.

He follows through by inspecting the work in progress and after completion.

Ranging over a large part of Talledega in his pickup truck, Mr. Munroe showed this reporter some of the houses that have been rehabilitated.

We started in the city, at the rented home of a blind Negro couple who will soon be building their own house on a nearby vacant lot. The wife works at a factory here which employs the blind. Her husband was home. He could still hardly believe their good fortune.

Monthly payments comparable

It was an unusual case, Mr. Munroe admitted, but by obtaining low-interest financing and getting their welfare aid increased, the couple was enable to build a new home for little more per month than they are paying in rent.

Next stop was the home of an elderly black couple on the edge of Talledega. They had had no bathroom, no water in the house, and no decent kitchen. Through Mr. Munroe's efforts they now have a new, tiled bathroom, running water, a sparkling kitchen — and the outdoor privy in the back yard is to be torn down. That was part of the loan agreement.

Out in the country, we looked at a neat, cement-block house built for an elderly farmer next to the tarpaper-covered shack he had been living in. Mr. Munroe had rescued him from an amateur builder, but not before $600 was sunk into unsound construction.

"Got to see that he tears down that shack," remarked Mr. Munroe. "That was part of the deal."

Low-interest loans

New roofs, new porches, repaired foundations, water piped into house—the list could go on. One family, whose house burned, got a new one for $6,800.

How is all this paid for? Mostly through small, low-interest loans backed by the Farmers Home Administration (FHA). Before money "got tight," says Mr. Munroe, he was able to get some local bank loans. But that source has about dried up now.

Though more than 75 families have been helped, the 300-plus applications for aid indicate how much work there is yet to be done.

Mr. Killough disclosed that, for the next fiscal year, the local agency hopes to get OEO money to put a couple of carpenters on the payroll full time.

"We can get $1,500 loans for senior citizens," he explained. "With the carpenters on our payroll, all this could be used for materials, in many cases doubling the amount available to put into repairs."

When houses defy repair

But many houses are unrepairable, Messrs. Killough and Munroe admit. This is where self-help housing comes in.

The project here is already well under way. Four self-help groups have been organized in the three counties (two in Talledega) and options have been acquired on land.

Already 22 families have been approved for low-interest, FHA loans, and 28 more have been given initial favorable action.

The self-help project here is being operated as a "delegate" agency of the Colbert-Lauderdale County program in the Tennessee Valley area of northwest Alabama.

Plans are to use a prefabricated - type home which has been successfully used in that area. It costs more—up to $10,000—than the kind of house being planned at Auburn, Ala., so the local officials are looking around for possibly less-expensive methods.

Government strings avoided

As in most self-help programs, parts of the work will be subcontracted, but most of the job will be done by the people themselves.

The landowner who sells a tract to a housing group will receive separate checks from each new householder as the houses are built. "This keeps him from getting

tied up with a government project," says Mr. Killough, a prospect that is still distasteful to many rural Southerners.

Though blacks are mostly involved in the self-help housing, officials here say they hope to draw some whites in. Alabama has plenty of poor whites who need decent, low-cost housing.

A few whites have accepted aid in the rehabilitation program, according to Mr. Munroe.

With assurance from the Rural Housing Alliance that funds to keep a program going could be found, and with the Colbert-Lauderdale program as an example, the project here was born in November, 1969. Now, says Mr. Killough, there are three or four meetings every week. He adds that local city and county officials have been very cooperative.

Program visibility

"One thing about a housing program," asserts Mr. Killough, whose father was a well-known local judge, "it gives you something people can see. CAP service work goes unnoticed by a lot of people in the community, unless it touches their own lives."

This whole Community Action Program, including housing, is run by home-grown talent—both black and white. Prominently displayed in the CAA offices are signs warning against discrimination in employment or in treatment of clients.

Mr. Munroe is a Southerner of the older generation. He is aware of the charge of paternalism that hangs over his generation. At the same time, he may be able to get more done in his community than someone younger and with a different viewpoint.

Appreciation evident

And the people whose homes he has helped rehabilitate are clearly appreciative. At the same time, there is no doubting Mr. Munroe's sincerity as he points out "heart-rending" cases which seem beyond the reach of present programs.

What's happening in this area demonstrates that, where there is both will and goodwill, methods are available to lift people out of rural slums.

Next: Georgia's largest county is the scene of one of the Southeast's most ambitious rural-housing projects.

Friday, June 12, 1970 ★

Total community approach for needy

County housing coalition maps broad Georgia project

Fourth of five articles on efforts to upgrade rural housing in the Southeast.

By Leon W. Lindsay
Staff correspondent of
The Christian Science Monitor

Waynesboro, Ga.

The conglomerate of individuals, organizations, and interests which have come together to do something about the deplorable housing in Burke County, Ga., just might be unprecedented.

And the project envisioned is one of the most ambitious in this part of the country—a new community of some 200 homes on a 271-acre tract of land eight miles outside of Waynesboro. When the six- to seven-year plan is complete, the community is expected to have its own shopping center; an industrial park; community services such as water, sewage, and sanitation; and probably a municipal government.

The diverse interests which gave birth to and are participating in Newburke Housing, Inc., include:

- A local newspaperwoman, a county commissioner, and two local bankers—all of whom serve on the housing group's board.

Mrs. Joyce Odum, news editor of the True Citizen, Burke County's outstanding weekly newspaper, shook Waynesboro out of its complacency about housing conditions in a series of articles about a year ago. Chiefly concerned about the need for a new public-housing program in the city itself—one part of which is dubbed "Vietnam" because of its devastated condition—Mrs. Odum also drew attention to the plight of the many rural Burke countians living in dilapidated housing.

Her efforts have drawn local civic leaders such as banker Allan Jones and County Commissioner Judson Thompson into the rural-housing effort.

- The Southern Rural Project (SRP) and the Rural Housing Alliance (RHA).

SRP is the offspring of the National Sharecroppers' Fund, a nonprofit organization which has worked for 33 years with the rural poor in the South. In 1967 SRP was funded to help train people in deprived communities to do something about their situations. Through one of its field representatives, Donald Blood of Atlanta, SRP is lending know-how and guidance to the Newburke effort.

OEO and VISTA included

RHA, introduced in an earlier article in this series, is lending technical and financial assistance to the Burke County project, as it does elsewhere.

- The Office of Economic Opportunity (OEO), through the area organization called Central Savannah River Authority (CSRA); VISTA (Volunteers in Service to America); and the Farmers Home Administration (FHA).

As in many other communities, the Community Action Program of OEO is the spawning ground for self-help organizations such as Newburke Housing, Inc. Financial support for organizing and other expenses comes in part through OEO.

VISTA volunteers, supervised by the CSRA executive director, provided much of the initial impetus for this and other programs. William Conner, VISTA leader for Burke and Screven Counties, is credited with involving SRP and Mr. Blood in the housing project. Without that involvement it might be far behind its present pace.

The (FHA), under the Federal Housing Act, is the chief source of funds for rural families who wish to purchase inexpensive new housing.

- Boggs Academy and the United Presbyterian Church. The academy, a private school sponsored by the National Missions Board of the Presbyterian Church, has for years provided education for culturally deprived students of the rural South, most of them black.

Calvin Thornton, who is black, is superintendent of Boggs Academy. He also is president of Newburke Housing. The corporation's 271 acres is adjacent to the school, and he says the academy will be a part of and serve some of the educational needs of the new community.

The Presbyterian Church purchased the tract of land for the new community. As plans for building are submitted and approved, parcels of the land will be turned over to Newburke Housing. It is not clear yet on just what terms the new homeowners will acquire the house lots. But it has been made clear that ways will be found to deed the land to even the poorest householder.

Poor represented on board

- Last, but definitely not least important, are the rural poor of Burke County. One-third of the 24-member board of Newburke Housing is made up of poor people. Most of the county's deprived people are black, and all the board members in that category are blacks, at least at present. But the housing project is not to be racially exclusive, nor is participation in the corporation.

Newburke Housing's leaders make a point of the organization not being "run by outsiders." OEO, VISTA, SRP, and others may provide some financing and a lot of technical

aid, but this is a home-grown project. The following is a brief summation of the Newburke project as outlined in detail in a recently mimeographed prospectus:

It is a nonprofit venture which will be developed in four major phases over the next half-dozen years.

The entire development will include private and rental housing for low-income families; central water and sewage systems; streets, gutters, sidewalks, and streetlights; parks and playgrounds; shopping center with a medical clinic and job-development center; day-care center; home for the elderly and community recreation center; an industrial park; and sites for future churches.

Phase 1, expected to be under way this summer, will develop a 15-acre portion of the 271-acre tract. It will include contractor-built houses, plus some self-help housing for a total of 20 units. Some of the contractor built homes will be rental. It will have a central well, septic tanks, and a recreation area.

Phase 2 calls for about 60 more homes, development of parks and playgrounds, setting aside of church plots, start of construction on the day-care center and shopping center, plus a few other features.

Phase 3 will include some 100 more houses, the beginning of the industrial park, completion of the shopping and day-care centers, establishment of a transportation system; installation of water and sewage system, and fire protection.

Phase 4 is expected to see the completion of all homes, the industrial park, the home for the aged and community center, steps to incorporate as a new town, and studies for future expansion.

Why build a new community instead of rehabilitate existing urban and rural dwellings?

In Burke County—Georgia's largest in area—there is very little dilapidated housing worth rehabilitating. And urban renewal can provide only for rehousing of a small percentage of the needy.

In this respect, Burke is no different from many counties in the Southeast. But it does have some characteristics that make it a prime testing ground in the attempt to help the rural poor.

The county population is a little more than 20,000 and 66 percent of that is black. Only some 26 percent of the population lives in "urban" areas — all of which are small towns.

This is an agricultural county that used to be part of the cotton belt. Many of the Negroes here once were sharecroppers or were employed in the fields as "day hands."

But the farming that remains is mechanized now. About the only blacks employed by the white farmowners now are the occasional tractor drivers. These permanent employees are paid reasonably well and are housed, in most cases, in neat little cement-block homes.

Unemployment is high—though there are no exact figures. But more than 67 percent of the 4,317 families living in the county in 1966 had incomes of less than $3,000. Only 35 percent of the houses in Burke are owned by the families living in them. Median rent paid is $30 a month.

Few rural houses have any of the amenities such as gas, running water, or indoor toilets.

Many willing to relocate

Surveys conducted by Newburke Housing indicate at least 147 families willing to relocate to another area within the county. Newburke spokesmen say many more will be found.

With the cost of the projected houses pegged at from $8,000 to $10,000, plus all the other development costs, where is the money going to come from? Realizing that, although there are many sources, not all the funds are going to be available at once, Newburke's board is phasing the development as explained.

FHA, as in most other rural housing programs of this sort, is looked to as the prime source of mortgage money. OEO, the National Sharecroppers Fund, RHA, the church, and private foundations are probable sources. There are hints the local banks may be able to do some of the home financing.

Though the Department of Housing and Urban Development (HUD) is not normally involved in rural housing, possibilities of obtaining at least some help from that source are being explored.

The inclusion of an industrial park in the project is expected to provide jobs. Newburke's planners also foresee a community transportation setup that will take workers to jobs as far as 30 miles away in the urban area around Augusta, Ga.

As part of the preparation for the housing project, Messrs. Blood and Thornton traveled more than 1,000 miles around the Southeast looking at what has been done elsewhere. They brought back pictures of self-help and contractor-built homes which have been built for from $6,000 to $10,000.

But the problem is vast, and present programs can only be seen as the vanguard of the kind of massive effort needed.

Next: What's needed to keep rural problems at home and solve them there.

★ Thursday, June 18, 1970

Southeastern U.S. challenged

Rural-housing goals linked to improved job sources

Last of five articles on efforts to upgrade rural housing in the Southeast.

By Leon W. Lindsay

Staff correspondent of The Christian Science Monitor

Atlanta

"Rural housing is a national problem," says Hubert Thomas, "but one-third of it is in the Southeast."

Mr. Thomas, a black man with years of experience in home building, recently left his Atlanta-based position as a consultant with the Rural Housing Alliance to work for the Office of Economic Opportunity (OEO) in Gainesville, Fla.

There he will concentrate on getting self-help and other types of low-income housing built for the rural poor in two counties, rather than advising projects over a large part of the Southeast.

Agreeing with most others who work in this field, Mr. Thomas concedes that new houses aren't enough. "Small industries are needed in these areas to help people stay put and be able to afford even minimum-standard housing," he admits.

Key to problems seen

"But poor housing is a key to social ills in rural areas," asserts Mr. Thomas.

William H. Pease III, director of the Southern Rural Project (SRP), agrees that often "a new house and an old job are not compatible." This is why the Atlanta-based SRP — involved in two major rural-housing projects in Georgia — not only emphasizes housing, but also community organization and job sources.

In addition to its part in the Burke County, Ga., project described in a previous article, SRP is one of several agencies helping New Communities, Inc., an ambitious project near Albany, in southwest Georgia. Here four "villages" of 200 families each are planned. Some 6,000 acres of land are involved, with a good part of that devoted to a cooperative farming effort. In addition, a $1 million industrial park will be built, to lure job-providing manufacturers.

Alternative to city offered

No houses have been built yet, but planning is well under way. Financing is expected to come from both government and private sources.

Projects such as that near Albany and the Newburke Housing, Inc., program near Waynesboro, Ga., are attempting to "offer people an alternative to the big city," explains Mr. Pease. "The city continues to be a magnet for the young, especially. But the young will stay home if given an alternative."

It's the same idea former Secretary of Agriculture Orville L. Freeman talked about when he was in the Cabinet. He used the term "dispersal"—an alternative to the continued migration of the rural poor, with all their problems, to the core cities.

More involvement urged

The idea has never been shaped into a coherent government policy. Yet, without exception, experts involved in rural housing in the Southeast, when interviewed for this series, said they felt much-increased government involvement is needed.

The National Rural Housing Coalition was organized in the past year to lobby actively for such a federal program. Its membership includes many of the rural poor themselves, who pay a nominal $1 annual dues.

A February, 1970, position paper by the coalition assesses the current situation:

"Present housing laws are inadequately written, ridiculously underfunded, and simply incompetent to meet the housing needs and aspirations of the rural poor.

Needs estimated

"If the need for low-income, rural housing is even to be approached, the federal government must assist in construction of at least seven million units during the coming decade. At our present level of federal activity, it will take more than a hundred years to get those houses constructed.

"There does not exist a genuine, public commitment to . . . move low-income housing to a high position of national priority."

The Nixon adiminstration, says Mr. Thomas, "seems to be drawing up, in the name of checking inflation. If poor people are to get housing, then there has to be a subsidy of labor or financing. Self-help can produce labor; the government can subsidize financing."

Though the Department of Housing and Urban Development and the Farmers Home Administration are apparently stretching current laws as far as they can to help the small-town and rural poor get better housing, there are gaps.

Groups at disadvantage

Two significant groups are largely untouched by current efforts:

- The poorest of the rural poor, most often elderly people, who are not able to participate in self-help projects.
- The small-town poor—many of whom live in unbelievable squalor—in the 5,500-to-25,000 population range that is too small for most HUD aid and too large for Farmers Home Administration loans.

Filling these gaps in housing legislation will be one major objective of the Housing Coalition.

A field representative for one of the agencies involved in rural housing suggests that perhaps the federal government should build housing in rural areas. "The government is the builder of last resort," he points out, "and the situation is getting desperate."

Possibilities illustrated

Many of the people crammed into public-housing projects in the big cities are not long removed from the shanties of the rural South.

Though the projects described in this series are not necessarily the biggest or most successful in the Southeast, they illustrate the possibilities of a combined effort on the part of government, private agencies, lending institutions, and the poor themselves.

The self-help, community-action housing projects popping up in the Southeast are perhaps the most tangible evidence to the rural poor that something can be done about their plight.

Suggestions voiced

Conversations with those involved in this work produced the following suggestions as to what should or might be done, locally and nationally, publicly and privately:

- Broadening of the Housing Act to cover all the needy and to provide a larger financial commitment.
- Modernizing and standardizing of building codes to permit widespread building of attractive, sound, low-cost housing by newly developed means.
- Participation by private banks and other financial institutions, large and small, in the lending of money for low-cost housing.
- Cooperation by state agencies, county commissions, city councils, housing authorities, and other official groups in the rural Southeast in self-help and other programs that will provide better living conditions for low-income blacks. This is seen as helping to lift the welfare-employment-education burden that weighs heavily on the states and counties now.
- A government-financed mobile-construction team which would go to the aid of self-help projects in need of a "lift." Some of these projects have bogged down or been abandoned by contractors hired to supervise the self-help crews and perform the more sophisticated tasks.
- Participation by the poor themselves in the kinds of projects now possible. Those who have joined such programs have found previously unsuspected sources of both financial and technical aid.

By R. Norman Matheny, staff photographer

Building new hope

A VISTA (Volunteers in Service to America) volunteer puts the finishing touches on a new house in an economically deprived area of Auburn, Ala. Various housing projects under way in the South aim at offering the poor an alternative to big-city living.

The National Urban Coalition

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John W. Gardner

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A. Philip Randolph
Whitney M. Young, Jr.
W. D. Eberle

For information contact:
William M. Dempsey
Director, Development Forums

April 2, 1970

HOUSING-MASS INDUSTRIALIZATION

Business and Development Forum-8

The National Urban Coalition joins with the Harvard Graduate School of Design in presenting Development Forum-8 and the 13th Annual Urban Design Conference, May 6, 7 and 8 in Cambridge. The conference will focus on the design, environmental impact, marketing and economics of industrially produced housing. Mass industrialization will mean the reexamination of the whole housing system; including construction and mortgage finance, design, and building-zoning codes. With the advent of new construction technologies; builders, developers, designers and labor will all be forced to reevaluate their roles. The Forum-Design Conference is structured to produce practical information in these areas.

As you will note from the enclosed program, a mock trial format with lawyer-advocates and expert witnesses is being used to uncover many hidden issues. These issues will be further examined the following day in individual seminars. Also, several exhibits, including the Department of Housing and Urban Development OPERATION BREAKTHROUGH display, a European produced display of French systems technology and individual exhibits by many of the BREAKTHROUGH finalists, will be open for inspection. The exhibits will stress construction technology and site planning concepts.

Man, try not to sign up for this, however.

A sixteen-day tour of European systems factories and construction sites will follow the conference. It departs May 9 from New York. Full information is attached.

For your convenience, a hotel reservation card and registration form are enclosed. The registration fee includes three lunches, a reception, buffet and the necessary printed material. Space is limited. The National Urban Coalition hopes that you and/or members of your staff can attend.

WHERE TO GO/WHAT TO DO/WHEN IN BOSTON
WEEK MAY 2, 1970

where

Jennie Linden and Alan Bates co-star in the film "Women in Love," which is the feature at the Pi Alley Theatre. Based on the gripping novel by D. H. Lawrence, the movie shows the intense relationships between two sisters and their lovers.

May 27, 1970

MEMORANDUM

TO: Resources Development Center Staff
~~Bob Anderson~~
Charles Rooks
~~Paul Anthony~~

FROM: Emory Via

The Resources Development Center Staff will meet Monday, June 1, 1970, at 10:30 a.m.

I have asked Bron Cleveland to join us to discuss a recent conference on minority economic development.

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THE NATIONAL RURAL HOUSING COALITION'S WEEKLY READER

Vol. 1, No. 7 October 15 1970

Congressional recess -- Congress adjourns 10/14 until 11/16 for the elections. Still pending before the Congress are appropriations for USDA, HUD and OEO. The 1970 HUD bill has cleared the Senate, will have to wait until after recess for House action.

USDA appropriations -- Agriculture appropriations have been delayed until final outcome of the farm bill. House agriculture appropriations conferees have not yet been named. After weeks of meeting, conferees on the farm bill came to agreement on a bill 10/7. The conference farm bill passed the House 190-145. The farm bill carries an amendment calling for annual progress reports from agencies dealing in rural development beginning December 1.

The 1970 HUD bill -- Passed the Senate 9/23. The House version was reported 10/5 (H. Rept. 91-1556). House floor action delayed until after the recess. The Federal Housing Administration's authority extended until Dec. 1 by resolution passed by Senate and House 10/13. House version of the bill does not carry specific authorizing language for funds for HUD Section 106 (a), the grant program for technical assistance to non-profit sponsors. The Senate version does. The House version rewrites 106 to include grants to housing authorities for management and tenant services, including budget and debt counseling. The House bill authorizes FmHA to collect a fee from housing loan applicants to pay for private credit reports. The House report instructs FmHA to cease the practice of collecting rent at beginning loan closing and instead to collect the first payment "on the month following the expected occupancy of the new home." (See previous Weekly Readers for further details on the HUD bill).

OEO appropriations - Appropriations for OEO for fiscal 1971 are contained in this year's Labor-HEW money bill, which passed the House 7/23. The Senate appropriations Committee reported it 10/13 (S. Rept 91-1335). The Washington Post 10/13 reported that the White House had ordered fiscal '72 OEO appropriations

cut by 50%. The Post story said OEO Director Rumsfeld took promised program transfers (to other agencies) into account in stating that the proposed budget would leave OEO only $570 million to fund programs currently operating at $1.3 billion. A Post story the next day quoted Rumsfeld calling the smaller figure of $570 million "a miscalculation that will never happen." But he refused to say what the Budget request would finally include for those programs now operating at $1.3 billion. He did say that OEO had prepared three request options -- one at $1.23 billion, one for $881 million, one for $781 million. The current Budget Bureau figure is $1.05 billion. In a memo to Budget director Shultz, Rumsfeld expressed preference for $1.23 billion, but expected the Budget request would come nearer to the lower figures.

Disaster Relief -- Passes the House 10/5. Passed the Senate 9/9. Senate conferees appointed 10/5. It creates an Office of Disaster Assistance, and requires that FmHA and HUD applications from disaster areas receive first priority for six months. There are some minor difference in the bill's housing provisions which conferees will have to iron out. The House bill provides 12 months free rent in temporary dwellings-- such as leased mobile homes. The Senate bill provides only three months free, alowing free rent up to a year only in some cases. The Senate bill provides up to $2500 forgiveness on refinancing existing or new FmHA loans. The House bill does also, but with a proviso limiting forgiveness to "hardship" cases. The House bill carries a lower interest rate, though. The Senate bill extends forgiveness features to disasters declared by the Small business Administration or FmHA. The House says forgiveness shall not apply except in major disasters declared by the President.

Emergency Community Facilities Act -- Adds one billion dollars to authorizations for HUD water-sewer grants. Passes the House 9/10, the Senate 9/21. Becomes law 10/6 without the President's signature. White House reported reluctant to use this full authority.

Bills introduced -- HR 19623, by Ashley, calling for a mid-decade census beginning 1975.

HR 19551, by Adair, creating an advisory council on migratory labor

HR 19436, by Patman, the "clean" version of the 1970 HUD bill, as approved by the House Banking Committee.

Other News --

McGovern's Select Committee on Nutrition and Human Needs investigates rural housing, including testimony by NRHC 10/7.

David Ogden Maxwell of Pennsylvania nominated to be general counsel of HUD 10/6; confirmed by the Senate 10/13. He replaces Sherman Unger.

Telephone: (212) PLaza 1-0300

National Urban League, Inc.

Building for Equal Opportunity

55 East 52nd Street, New York, N.Y. 10022

HORACE

April 28, 1971

Dear Colleague:

Enclosed you will find a copy of the Yearly Report for 1970 which describes in some detail the efforts of NUL Housing Division staff and the NUL Housing Committee.

I think the Report reflects the increased effort in housing over the last year, and I hope it will help you to better understand what we are doing in housing.

Yours very truly,

Glenn A. Claytor

GLENN A. CLAYTOR
Director of Housing

GAC/eb
encls.

FOR THE NATIONAL URBAN LEAGUE HOUSING COMMITTEE

REPORT ON NATIONAL URBAN LEAGUE
HOUSING ACTIVITIES FOR THE YEAR 1970

FORWARD

1970 was a very important year for the Urban League in housing. It was the year during which the movement committed itself to a role in dealing with the nation's housing and urban development problems. What follows is a listing of the actions taken during the year by the National Urban League staff to cement the commitment.

A summary section is provided to try to tie together the catalogue of activities and to focus on the implications of what happened in 1970 for future action.

ESTABLISHMENT OF NATIONAL URBAN LEAGUE DEVELOPMENT FOUNDATION

In 1969, the consultants to NUL, Trans Urban East, developed a "Prospectus" for a separately incorporated National Urban League Development Foundation. A priority of the National Urban League Housing Division for 1970 was the establishment of the NULDF.

Staff and NUL Counsel obtained a certificate of incorporation for NULDF in January, 1970. Many disappointments were incurred in seeking funds for NULDF from foundations and corporations. The opinion of organizations with the resources to help was that the NULDF would duplicate the efforts of the Urban Coalition's Non-profit Housing Center. There was no positive consideration given to the need for a major national development corporation dedicated to seeking both economic and housing benefits for minorities. NUL determined that NULDF would have to be self financing from its start from services rendered. Staff selected the Operation Breakthrough program as the most likely vehicle for marketing NULDF services. A scope of services was developed and all winning producers in the Breakthrough contest were contacted. Enough promises for contracts were secured to hire the staff executive for NULDF in July and to begin its operations.

Reports on NULDF activities from July, 1970 are available from NULDF.

SERVICE TO AFFILIATES

NUL Housing Division made field visits to the following Urban Leagues during 1970:

(1) Akron - to discuss the establishment of a new housing program with League staff and Board.

(2) Bergen - to provide program development advice to the League staff and Housing Committee.

(3) Chicago - on two occasions to discuss potential for establishing a new housing program.

(4) Colorado Springs - to help staff plan and develop a housing program.

(5) Columbus - to discuss housing programs with League staff.

(6) Dayton - to review potential for NUL development of a suburban tract of land. Trip to State Capitol to help secure the tract. Project still pending.

(7) Flint - to discuss development projects. Joint visit with NULDF. Project in process.

(8) Gary - to review homeownership counselling program.

(9) Houston - on two occasions to help organize the League for participation in a development project and to help plan a housing program. Joint visit with NULDF.

(10) Knoxville - to help plan a housing program and participate in negotiations for League participation in TVA new town's program. Follow up visit by NULDF.

(11) Los Angeles - to review housing programs in LA and help the League identify appropriate participation.

(12) Louisville - to meet with a housing coalition to discuss League housing role.

(13) Memphis - to discuss potential for a new League housing program based on participation in Operation Breakthrough.

(14) Minneapolis - to review plans for a new League housing program.

(15) Philadelphia - to discuss further development of the League housing program. Joint visit with NULDF.

(16) Pittsburgh - to review preparation of a funding proposal for the League housing program.

(17) Pontiac - to discuss a potential development project. Joint visit with NULDF.

(18) Rochester - to help negotiate a development project in cooperation with the League and Stirling-Homex Corp.

(19) St. Louis - on two occasions. To collect data for a study of the League's home ownership counselling program and to discuss potential development project. Joint visit with NULDF.

(20) San Francisco - to discuss iniation of a new housing program.

(21) Seattle - to help the League reestablish leadership for its housing program during a crisis. A consulting service for program management during an interim period was arranged.

(22) Syracuse - to help reformulate plans for the League housing programs during a leadership vacuum.

(23) Washington - on two occasions. To review plans for a new housing program.

(24) Youngstown - to discuss housing programs.

NUL Housing Division staff met with delegations from the following Urban Leagues in New York to discuss housing program funding problems:

1. Grand Rapids
2. Newark
3. New York
4. Pittsburgh
5. Omaha

Housing program consultants were made available to the following Urban Leagues:

1. Oklahoma City - Tulsa
2. Omaha
3. Peoria
4. Seattle

FINANCIAL SUPPORT TO AFFILIATES

Operation Equality funds from NUL terminated for all participating affiliates in 1970. A Ford Foundation grant of $200,000 made financial support available for housing program staff in the following affiliates:

1. Bergen County
2. Jacksonville
3. New York
4. Oklahoma City
5. Philadelphia
6. Pittsburgh
7. Rochester

8. Sacramento
9. St. Louis
10. Syracuse
11. Union County
12. Westchester

The Ford grant for Technical Assistance in housing plus remaining Operation Equality funds provided partial assistance for training expenses for 16 persons on staffs of the following Urban Leagues during 1970:

1. Atlanta
2. Colorado Springs
3. Dallas
4. Knoxville
5. New York
6. Pittsburgh
7. St. Louis
8. Seattle

NUL HOUSING CONFERENCES

Four housing conferences were held by NUL in 1970--

(1) A conference of Operation Equality Directors was held to review the findings and results of the program.

(2) A conference of Urban League housing development specialists was held to discuss the relation of the proposed National Urban League Development Foundation to local development staffs.

(3) A NUL Housing Division - Washington Bureau conference for NUL housing specialists and Regional representatives was held to discuss relations with Senate and House Housing Subcommittee staffs and with departmental directors of HUD. The HUD part of this conference was cancelled in support of a HUD minority workers' job action. Technical assistance for the workers' demands was provided by the Washington U.L. Instead of meeting with HUD Department heads, conference participants met with leaders of the Workers' Task Force - and with Assistant Secretaries Jackson and Simmons to affirm support for the workers.

(4) The NUL Southern Regional Office held a conference for housing staffs of Southern Region affiliates and for NUL staff.

MAJOR ADDRESSES, PUBLICATIONS, RESEARCHES.

Congressional Testimony was prepared by NUL for the following occasions in 1970:

(1) Testimony on proposed Housing and Development Act of 1970 before House Subcommittee, June. Delivered by Housing Director.

(2) Testimony on Emergency Financing for Housing to the House Banking and Currency Committee, February.

(3) Testimony to Senate Hearings on Housing Abandonment.

A statement on zoning was prepared for New York State Division of Human Rights hearings in April, undelivered due to community boycott of the hearings, advised by the Housing Director.

A speech by the Housing Director on Urban Renewal was delivered to a NAHRO convention in San Francisco in October.

A draft for a proposed housing section or an Urban League Marshall Plan was prepared in June.

Three major research efforts were accomplished.

(1) A National survey of housing market processes leading to building abandonment was conducted with the Center for Community Change. Draft completed in November. Publication in March, 1971.

(2) A study of the St. Louis Urban League's homeownership counselling program was completed in December, 1970.

(3) A study of exclusionary zoning in metropolitan Rochester was completed by the Rochester League with support from NUL.

A final report on the findings and results of the Operation Equality program was initiated. Draft due March, 1971.

The monthly (sometimes bi-monthly) newsletter, NUL Housing News began publication in May.

The following surveys of Urban League housing affairs were completed in 1970:

(1) Overall survey of status and level of affiliate housing programs. Report available.

(2) Survey of status of housing programs in Urban League Operation Equality affiliates. Report available.

(3) Survey of status of housing programs in affiliates receiving support from the Ford Foundation technical assistance grant.

LIAISONS WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(1) With the Public Affairs Department - on two occasions to brief new HUD Area Office Directors on Urban League housing programs.

(2) With Tenant Counselling and Management Assistance

(a) To brief Philadelphia Regional HUD staff on the use of the Sec. 237 program.

(b) Participation in a conference of national organizations

using Sec.237.

(c) Numerous occasions informally conveying Urban League experience in housing counselling.

(3) With Equal Opportunities

(a) Cosponsored series of presentations on business opportunities in HUD programs for minority entrepreneurs.

(b) Discussions of HUD minority workers demands.

(c) The EO Assistant Secretary accepted an invitation to address a meeting of the NUL Housing Council during the NUL National Conference.

(d) Numerous meetings to express UL concerns.

(4) Numerous meetings were held with the following departments to express UL concerns and program interests:

(a) F.H.A.

(b) Research and Technology

(c) Property Disposition

(5) A meeting was held with a Special Team headed by the Assistant Secretary for Model Cities to express UL concern over the proposed Housing Act of 1970.

(6) Many other sessions were held to express concern and/or solicit information.

(7) The history of NUL's presence in HUD during 1970 has led to efficient selection and negotiations for program funding in process January and February.

OTHER NUL HOUSING DIVISION LIAISONS WITH GOVERNMENT

(1) OEO Housing Section - NUL submitted a proposal for a national housing counselling program.

(2) U.S. Civil Rights Commission - NUL has proposed that the Commission hold hearings on housing market discrimination. NUL has offered to help organize hearings in the New York area.

(3) Justice Department - Community Relations Division.

LIAISONS WITH PRIVATE HOUSING ORGANIZATIONS

The major contacts with private organizations and NUL housing staff during 1970 were the following.

(1) NAACP - NUL Cosponsored a European tour of industrialized

housing for minority entrepreneurs.

(2) Nonprofit Housing Center (formerly Urban America) Director is an officer and a member of the Board of Directors for the Center, and is also on the Revolving Loan Fund Committee.

The Housing Director chaired a workshop at the Center and National Association of Nonprofit Housing Organizations Conference. Several other Urban League staff and Housing Committee members were prominent at this conference.

(3) NAHRO - The Housing Director delivered a paper on Urban Renewal at a NAHRO Convention in San Francisco.

(4) American Institute of Architects - The Housing Director served on a jury to select best housing designs in 1970.

(5) Foundation for Cooperative Housing - Housing Specialist Program - NUL dosponsored the Summer session of the HSP, bringing it to Columbia University. The NUL is the major consumer of the program.

(6) National Council of Negro Women - NUL cosponsored a National Conference on Low-Income Homeownership.

(7) National Corporation for Housing Partnerships.

(8) American Jewish Committee.

X (9) American Bankers Association.

(10) National Tenants Organization.

X (11) Suffolk County Human Relations Commission.

(12) National Committee Against Discrimination in Housing. The Housing Director served on the agenda committee for a conference of fair housing officials in February, 1970. The Housing Director is a member of the advisory Board of NCDH.

(13) Ford Foundation - Several discussinns of Urban League Housing programs.

(14) Metropolitan Applied Research Corporation. NUL cooperated in a study of residential segregation.

(15) New York State Urban Development Corporation - Harlem Project - Special assignment for the Housing Director from Mr. Young,member of UDC Board.

(16) League of Women Voters - The Housing Director spoke at a conference workshop.

(17) Industrialized Builders Exposition and Congress - NUL and

Louisville U.L. staff confronted them with lack of minority participation.

(18) National Conference of Christians and Jews, National Assembly for Social Policy and Development - NUL cosponsored and helped develop a script for a Plays for Living Drama on the subject of discrimination in housing.

EXPANSION OF NUL STAFF

During 1970, two additional Assistant Regional Directors for Housing were added to NUL Regional office staffs and a commitment was made to hire a third in January, 1971. All but one of the five Regional Offices now have professional housing specialists.

A Research Associate, half-time, was also added to the Housing Division staff during 1970. This staff enabled a heavy contribution by NUL to the study in building abandonment conducted jointly with the Center for Community Change.

A key staff addition in 1970 was the Assistant Director for Housing of the Washington Bureau. This staff serves as a liaison for the Urban League movement to the Department of Housing and Urban Development and other Washington based housing agencies.

The full complement of NUL housing professional staff now consists of the following:

(1) Housing Director

(1) Assistant Housing Director

(1) Housing Research Associate (Half-time)

(1) Assistant Director - Washington Bureau Housing

(4) Assistant Regional Directors - Housing

SUMMARY

Contact, organization, promotion and basic research were the concerns of the housing staff in 1970. These are ground laying activities. They are not complete; much more of the same activity is in prospect for 1971. However, fruits of some of these efforts are being reaped in negotiations for program funding with the Department of Housing and Urban Development and the Farmers Home Administration being undertaken in the first months of 1971. At this time (February, 1971) a major new program in Urban Renewal Demonstration is assurred. The effectiveness of NUL contacts in housing is also acknowledgeably greater and has increasing potential for 1971. The NUL is now of the first order of importance in the development

of support and policies for nonprofit housing sponsorship and is now included in the influence circle for many national housing policy decisions. This prestige may be expected to show itself in conferences and during important housing discussions in 1971.

The groundwork activity of 1970 was of necessity primarily staff responsibility. However, there will undoubtedly be many more chances for participation by Housing Committee members in the housing affairs of the League. This will be due in part to greater recognition of the directions and activities of the League's housing efforts and in part to greater opportunity for the use of Committee talents and influence in the momentum of staff activities.

* * * * * * * * * * *

national urban league **development foundation**

technical assistance for housing

3343 Parkwood Drive
Houston 21, Texas

20 February 1964

Mr. T. M. Wadley
3203 Shenandoah
Houston, Texas

OPEN LETTER

Dear Mr. Wadley,

I don't know you, but I'd like to register a round of applause from down here at this end of the neighborhood, where we share the sentiments you expressed in your recent open letter.

I moved here nearly two years ago because the neighborhood looked like a nice place to live. The appearance of the area is the same now as it was then: the houses are still as nice-looking, the lots are still just as large, the trees are still standing. We still think it's a nice place to live.

I'm sure there are Whites all over the country --- not just in Riverside Terrace --- who are doing a lot of soul-searching these days. Every time I see a "FOR SALE" sign go up --- indicating someone else has made the decision to run away from a neighborhood which they had at one time regarded as a nice place to live; uprooting their children from school and friends; and throwing away thousands of dollars in equity --- I have to ask myself, "Well, I wonder where they think they're going."

The answer, as I see it, is that anyone who sells his home --- just to get away from integration --- is kidding himself, unless he buys a housetrailer. I would venture to say that Whites everywhere are beginning to realize that nowhere is "safe" anymore (the mood of the country being what it is), and the best thing would be to sit tight and forget it.

Throughout whatever uncertainty prevails now, there's one thing that is certain, as you pointed out: Somebody is making money hand over fist. In general, I expect the unscrupulous real estate people, who profess to be interested in "serving our community" are really concerned with making as much profit as possible, off both the Whites who sell in a panic and the Negroes who may be lured in to buy. There's where the real estate agents' interest lies.

As far as I am concerned, I don't wish to leave this neighborhood because of an integration drive, only to move into a plain vanilla house out on the lone prairie, where the tallest thing around is a water tower or a high tension wire, in a neighborhood which itself would probably become integrated before long.

As far as I know, you are the first person in two years to actually say what he felt. There ought to be more of it.

Sincerely,

Al Ingersoll

MacGregor Estates Planning Committee

April 2, 1964

Dear Neighbor,

The MACGREGOR ESTATES PLANNING COMMITTEE is comprised of men and women among your neighbors who are interested in keeping the neighborhood the way it has been in the past. As a Committee, our sole purpose will continue to be the preservation of MacGregor Estates. Our work and activity will continue to include anything we deem necessary to achieve this end. Our function has nothing whatever to do with integration, as such. It has everything to do with the physical and emotional condition of our neighborhood.

Our first interest has involved the real estate companies in evidence within this area. Notwithstanding their protestations to the contrary, our opinion is that they are not serving our best interests. Our preliminary analysis indicates three things:

1. No attempt is being made to provide you with a fair price for your homes.
2. No attempt is being made to find White buyers for your homes.
3. The only exposure given this area through the mass media has been "For Colored Only".

We have located a realty firm which, we believe, will more fairly represent those of you who wish to sell your homes. This Committee recommends SOUTH PALMS REALTY COMPANY because we are convinced that their foremost objective would be to sell your home to every prospective White buyer they can find, at the fair price you'd like to receive. (If this appears superfluous, you may wish to check the present exposure in the real estate section of your newspaper, particularly the portion "For Colored".)

If you plan to sell your home, the effects of dealing with a realtor with your interests in mind will be obvious. If you like it here, and have no intention of selling, then your interests, and those of this Committee, will thereby be served in maintaining the property values in MacGregor Estates on a high plane, where they belong.

The "American Dream", of which the integrationists so fondly speak, has no place within it for the self-serving tactics of block-busting realtors. For those of you who would like to sell your homes for what they're worth; and for those of you who would like to see young families of good quality moving in -- just think back: When was the last time you ever saw your neighborhood favorably exposed? And then ask, How in the world are the hundreds of prospective White buyers in Houston going to find out about MacGregor Estates? The answer, plain and simple, is that they won't, unless somebody tells them.

We will keep you posted as we progress. Meanwhile, this letter will serve as food for thought.

Chairman: *T. M. Wadley* • RI 7-6855

Vice Chairman: *A. C. Ingersoll, III* • RI 7-3615

What, in the light of scientific analysis, really happens to prices when Negroes enter a formerly white neighborhood? The answer is that there is no universal effect. In a majority of cases, according to the most recent and authoritative study, prices rise. In a smaller proportion they remain about the same. In a small minority of cases they go down. There may be some fluctuations in value during the first few weeks or months before a clear trend is established.

The most important finding of the studies as a whole, however, is that the responsibility for the effect upon prices rests less upon the entering Negroes than upon the whites who lived in the neighborhood when they came. Negroes themselves have no inherent effect on property values.

How do supply and demand apply in the case of the Negro and the neighborhood? Discrimination restricts the Negro family to certain neighborhoods. This generally means that they have less housing than they want and need. They will often pay more than a property would be worth to whites, who have available a much larger supply. In many cases, therefore, the entry of Negroes into a neighborhood causes prices to take an upward turn.

However, if the white residents panic in fear at the prospect of Negro neighbors and rush to place their homes on the market, the supply may exceed the demand either temporarily or for a long period, and prices will be forced down. But if owners keep their heads and do not rush to dispose of the homes where they have lived for years, supply is not so likely to out-pace demand and the chances that prices will remain stable are infinitely greater.

Selling prices in any neighborhood, it should be noted, are influenced by total demand, both Negro and white. For this reason, too, cool-headedness is dictated. A recent authoritative study by Rapkin and Grigsby in mixed areas of Philadelphia showed that whites do not suddenly and completely stop buying houses in neighborhoods which a few Negroes have entered. Avoidance of panic, therefore, may help not only to maintain maximum market demand and stable prices, but may enable the neighborhood to continue attracting residents of both races.

Control over the situation, therefore, rests primarily in the hands of the white homeowners themselves. It is not Negroes, but whites' fear of Negroes, that is usually responsible when prices do decline.

More and more neighborhoods are beginning to recognize this fact. However, unscrupulous speculators still find it possible to turn the public's ignorance to their own profit in many areas which Negroes have entered. Taking advantage of the white owner's fears, the speculator buys his property at below fair market value. He may even persuade the owner that he is doing him a favor by helping him to get out before prices go even lower. Then he proceeds to exploit a Negro family's desperate need for decent housing. He resells the home to them at above the price it would have brought from whites, often pocketing a profit of thousands of dollars. He has mulcted both the Negro buyer and the white seller. And in the process he has helped to confirm the fallacious belief that Negroes depress values -- a belief he will turn to further advantage on the next transaction.

approach

'exodus' from older areas

VALUES in some of Houston's areas have been on a slow but time in recent years. The decline been especially noticeable in what were the "close-in" areas, before urban sprawl sent city dwellers scurrying to the suburbs.

Any number of factors have been responsible for the exodus, and the dip in property values — commercial encroachment, due to lack of zoning; the fact that many original homebuilders have raised their children to adulthood and now seek smaller, easier-to-maintain homes; the housing shortage, which brought an advent of what some residents felt were less desirable neighbors; or the simple desire to get out of the city, even at the cost of longer daily commuter trips.

One fact which seldom entered the picture, however, was any actual deterioration in the homes themselves. The buildings remain structurally sound, the landscaped surroundings pleasant. Houston is too new a city to have many really old homes.

What we have been seeing, then, is the gradual desertion of some quite desirable neighborhoods — desirable because they lie within a few minutes easy driving time of downtown jobs, shops and entertainment facilities; and desirable because they are filled with good homes and nice people.

How to stop this trend, which has no really sound reason behind it? Many citizens would like to know, especially those who live in such areas and don't want to move. They are disturbed by what is happening.

The answer just might be in an experiment now under way in the area bounded by S. MacGregor Way, Old Spanish Trail, Calhoun Road and Ardmore Street. There, group action by homeowners is actively seeking to discourage exodus. No formal organization has been created, yet, but numerous neighborhood meetings have been held and results are reported as "encouraging." Community spirit is being generated as the citizens face their problem together, instead of individually.

One evidence of this spirit is the signs which have been appearing on front lawns in the area: "This Is Our Home. It is NOT For Sale." About 50 such signs are already on display.

There has been some racial integration of the area. About 10 per cent of the homes are owned by Negroes, faculty members from nearby Texas Southern University, a Negro minister, other substantial Negro citizens. The integration has been altogether amicable, according to reports.

"Our campaign has nothing to do with the racial issue," a citizens-group spokesman emphasized. "The objective is simply to retain the nice homes and good neighbors we have, and like. Our Negro neighbors are just as disturbed as we are over the threat of commercial encroachment. We feel that we can work in tandem with them to curb it.

"IT IS EASIER to keep good neighbors than it is to fill their places with congenial new neighbors. That's all we are trying to do. That's the reason for the not-for-sale signs. For one reason or another, some families have to move away; we just hope that by creating an air of neighborhood permanence we can keep the exodus to a minimum—and give a measure of assurance to new home-buyers who are shopping around for a nice place to live, and can afford the sort of homes we have here."

Our City: One way, perhaps

6/30/64

To stabilize 'panic' neighborhoods

A PROSPECTUS which should have remarkable allure for homebuyers has been compiled by a group of Houstonians and is being circulated where they hope it will have most effect—among newcomer citizens of financial means and cultural interests similar to those of the group.

It calls attention to the benefits of living where members of the group are contentedly situated, in a neighborhood which has:

An abundance of great shade trees; fine, spacious lawns; substantial homes on large lots, usually with central heating and air conditioning; which is within a 5-minute drive of the University of Houston, MacGregor Park, supermarkets, a complete shopping center; within a 15-minute drive of downtown Houston, or a country club (Golfcrest), or the Hermann Park Zoo, or the Texas Medical Center; and which has excellent bus service (of interest to domestic help), and good schools nearby.

With all that to offer one might well wonder why any "selling" job is necessary, why prospective homebuyers aren't storming the neighborhood.

There are two reasons. One is the current flight to the suburbs by many city dwellers — often simply because it is thought the "in" thing to do. The other is that this particular neighborhood, bounded by S. MacGregor Way, Old Spanish Trail, Ardmore, and Calhoun Rd., is beginning to experience racial integration.

Both of these factors disturb the present residents—but not for what might be considered the obvious reasons. They regret the loss of old and congenial neighbors, but their concern is to replace the departed with similarly congenial neighbors. And they feel no panicky alarm over the advent of new Negro neighbors. Of the latter, their "prospectus" comments:

"At present there are approximately 10 to 20 percent Negro homeowners in our neighborhood. These people are middle and upper class citizens; many are in other professional occupations. All are persons who have moved into our area because they desire and can afford a better home in a nice neighborhood, and who have demonstrated pride in maintaining the loveliness of their neighborhood."

For the reason that the new Negro neighbors are of much the same financial means and cultural interests as the present residents, there has been no friction in the neighborhood, and none is anticipated.

What disturbs the present residents, and what moved them to form an organization, compose and circulate the aforementioned prospectus, and begin an active and noteworthy campaign to maintain the status of their neighborhood as a comfortable, congenial, and convenient place to have a home, was the possibility that — present trends being what they are — a wave of "panic selling" might ensue. They hope the means they have chosen will forestall any such wave.

WE HAVE devoted so much space to the MacGregor Park situation because it is far from unique. Many other neighborhoods, both in Houston and in other cities, are confronted by similar situations.

It seems to us that the MacGregor Park neighbors have chosen sound and reasonable means to meet their problem, and we commend their example to the residents of other neighborhoods with a like problem.

THE HOUSTON POST

HOUSTON 1, TEXAS, MONDAY, JULY 6, 1964

FOUR SECTIONS TELEPHONE FA 3-3131 POST XCHANGE CA 5-1242 Published Every Morning by The Houston Post Corp. Second class postage paid at Houston, Texas

PRIDEFUL SIGN IN A PROUD NEIGHBORHOOD
Property Values Have Begun To Stabilize Once More
—Photo by Jerry Click

Halting an Exodus

Owners Unite, Keep Homes in Mixed Area

By ALVIN L. DuVALL

Signs in red block letters have appeared in front of perhaps 100 of the 1,000 fine old homes in the Riverside Terrace area, south of Bray's Bayou, which say:

THIS IS OUR HOME. IT IS NOT FOR SALE.

THE SIGNS ARE evidence of "a working experiment in democracy" being conducted by a small but determined group of home owners who love their homes and want to keep them. The project is aimed at halting an exodus that began last year and recently threatened to reach the panic stage as property values began to drop dishearteningly.

The exodus was triggered by Negro families moving into the area and given impetus by what some residents call "block-busting" efforts of "unscrupulous" real estate agents — both Negro and white—who saw a chance to make a fast buck.

A FEW HOME owners rebelled against both the panic and its causes. Unfrightened by desegregation, even welcoming it, they started talking together last April.

Out of numerous coffees and teas, telephone calls and visits grew a loosely organized community movement, which shifted into high gear four weeks ago.

The general aim: To calm jittery neighbors who wanted to sell out; to persuade them to stay and accept desegregation; and to stabilize desegregation at a ratio acceptable to both races by persuading white people to move into the area.

THE LEADERS of the movement believe their work is bearing fruit. They say owners who had their homes up for sale have taken them off the market. Other white people who were sitting on the fence have simmered down, they say.

And — important to all concerned — property values have begun to stabilize again.

But what they are most proud of is that they have engineered the sale of two houses to white families in the last three weeks and a third such sale is nearing the final stage. In addition, they have persuaded two other white families to lease homes in the area.

RIVERSIDE TERRACE lies south of Bray's Bayou and north of Old Spanish Trail. It is bounded on the west by Ardmore and on the east by Calhoun.

It contains roughly 1,000 homes, many of which were built 20 to 25 years ago and some of which are only 10 to 15 years old. The yards are large. The shade trees are full grown. The area is close to downtown and to parks, museums, universities, the Texas Medical Center and the Domed Stadium.

It was an exclusive neighborhood when first developed, but some people of money and fashion have been more interested in the western suburbs in recent years.

THE EXPANDING Negro population, needing better homes, has moved farther and farther south. They began moving across Bray's Bayou into Riverside Terrace nearly two years ago and their number has increased.

More and more whites put their homes on the market. Prices dropped, generating more fears. This finally inspired the movement to "save our homes."

One of the originators of the movement was A. C. Ingersoll III of 3343 Parkwood.

"There was an active campaign on the part of real estate estate agents who saw a potential for a tremendous turnover of houses," Ingersoll says. "One firm sent a letter to all residents to the effect that the time had come to move out and the firm was here to help us get out. It made me mad."

INGERSOLL SAID one neighbor responded by sending out an open letter which said he was just stubborn enough to stay put and he hoped his neighbors would, too.

"I let him know I wanted to stay, too," Ingersoll said. "The presence of a Negro on the block is not as frightening to me as the presence of "for sale" signs.

But some people just lost hope and backbone and wanted to run to some Never-Never Land."

Ingersoll got a call from Mrs Julia R. Carman of 4409 Laurel Drive, who was also determined to stay put in the home she loved.

THE RESULT WAS the formation of the South MacGregor Promotion Committee, for which Mrs Carman acts as corresponding secretary.

Ingersoll said one of the first things he did was to spend four hours talking with Francis Williams, a former president of the Houston chapter of the National Association for the Advancement of Colored People (NAACP). He also talked with half a dozen of the Negro families who have bought homes in Riverside Terrace.

"I wanted to see if anything I was doing would upset the Negroes," Ingersoll said.

"RIGHT NOW, Riverside Terrace has somewhere just under 15 per cent Negro families, and we've only been integrated two years.

"I was relieved to find out the Negroes did not think we were trying to resegregate ourselves or deprive the Negroes of decent homes, because we are not.

"Our literature goes out to everybody, both races. We don't want to send out anything they would not approve. The Negroes have expressed approval of our approach to this thing."

Ingersoll said the sign project (This is our home. It is not for sale) was discussed and that the Negroes apparently took it as a vote of confidence in them, rather than as a bad thing.

"AND THE SIGNS have definitely reassured a lot of jittery whites," he said.

"We are interested in retaining our homes," he went on. "Personally, it makes no difference to me that Negroes are living here.

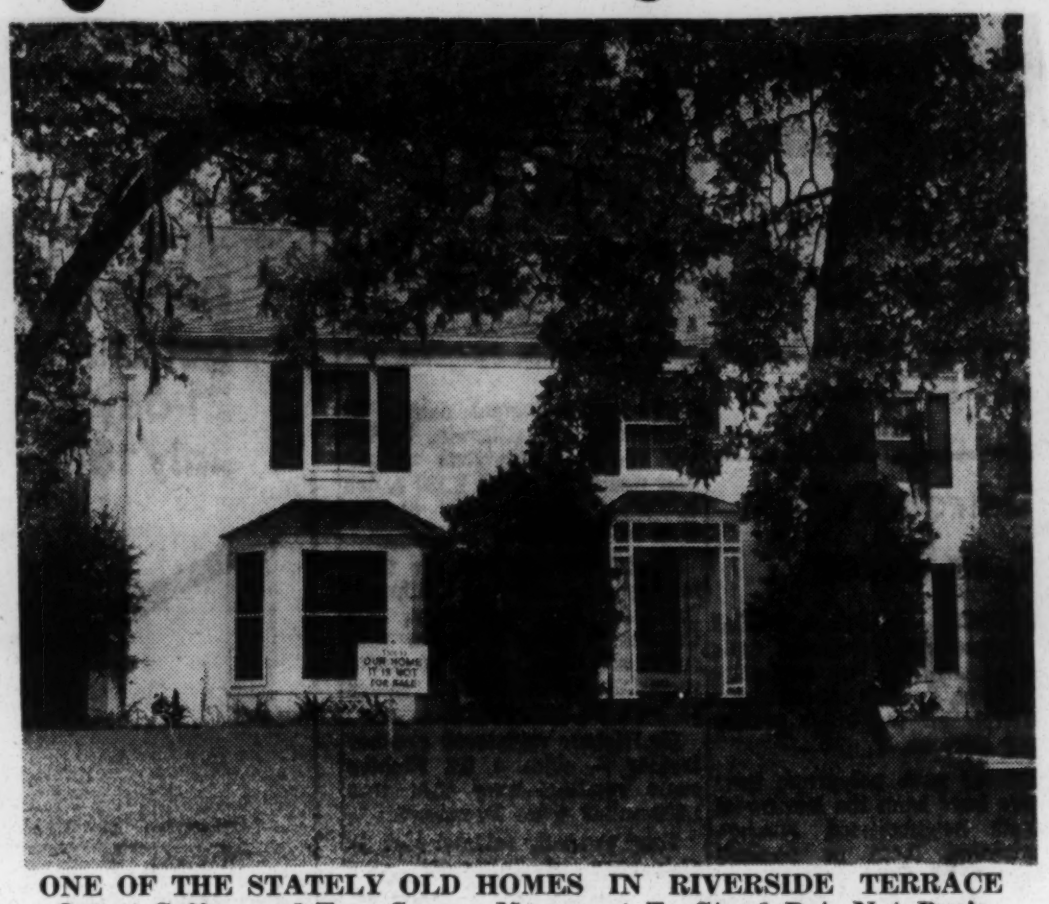
"Well, yes, it does make a difference in some cases — one of the houses a Negro family moved into had become shoddy and rundown before the owner sold out. Now its appearance has improved 100 per cent, the lawn neatly cut and all.

"THE NEGROES I've seen in here are real good neighbors, high grade people. They are playing an excellent role in helping us to do what we're trying to do — help our white folks to simmer down."

Ingersoll said he had been criticized as an integrationist because he tries to persuade whites not to move out, and as a segregationist because he wants more whites to move in.

"We are trying to maintain a balance, stop the transitional atmosphere. If it is not stopped, it may wind up an all-Negro area and then the Negroes don't want it, the whites don't want it and I don't know whether the city wants it or not."

MRS CARMAN SAID it is the job of the civic clubs, of which there are three in the area, to enforce deed restrictions. These are the South MacGregor Civic Club, the South MacGregor Club and the West MacGregor Protective Association.



ONE OF THE STATELY OLD HOMES IN RIVERSIDE TERRACE
Out of Coffees and Teas Grew a Movement To Stand Pat, Not Panic
—Post Photo

TALL PINES SURROUND ONE OF AREA'S 1,000 HOMES
Negroes Took No-Sale Signs As Vote of Confidence, Residents Say
—Post Photo

Mrs Carman said the promotion committee does not intend to infringe on any of the civic club prerogatives.

"We just want to breath new life into them, beat the drums, get everybody enthusiastic," she said. "The pulse of the civic clubs had been weak for years, some of the officers had sold out and moved."

RECENTLY THE civic clubs have become more active. At least four suits have been filed against owners for infractions and in several cases committees have called on owners and obtained agreements to stop infractions.

For example, one home owner was renting garage apartment rooms to persons not related to him, and another had tried to lease his home as a fraternity house.

Mrs Carman said the committee's business is primarily to promote.

" 'Let's save out homes' — this is one purpose on which we have agreed we can all unite," she said.

"PEOPLE'S FEELINGS here run from A to Z on integration. We have a few who are 100 per cent segregationists and a few who are 100 per cent integrationists, and others of every grade in between.

"It is a tricky business to find and hold a middle course. There are people working hard together who may feel differently inside. Some are saving their homes because of the dollar, some to prevent racial violence and ugliness."

She said volunteer real estate committees are listing all the houses for sale. One mailing has gone out to prospective home buyers, two more mailings are being prepared. Newcomers to Houston as well as old residents are on the mailing list.

THE LETTERS describe the merits of the area, describe in diplomatic language the integration situation and invite "newcomers of like mind to join us in what is becoming an intriguing experiment in working democracy and a most interesting community."

Mrs Laurence McGaughran of 4022 Fernwood, another of the group, said: "We want to be a sort of model community. Integration is working very smoothly so far."

Another member, George A. Martin of 4307 Roseneath, said: "One cannot run from integration. The Negro should be given the opportunity . . . to live like the rest of us. We feel that all our problems will be worked out, although it does take a little effort."

South MacGregor Promotion Committee

3343 Parkwood Drive
Houston, Texas 77021
July 13, 1964

Dear Friend:

As a prospective home purchaser in Houston, we solicit your attention to what we consider an interesting proposition.

We are a group of homeowners who live in a beautiful residential area of commodious homes very close to the University of Houston. In our promotion of our neighborhood, we are attracting a rather special kind of new homeowner -- the professional family with or without children, who may or may not have a lot of money but who are people of substance, who have high ideals and interesting ideas, who have joined in rebellion against the needless separation from father and the drain of daily commuting, who feel that there is no intrinsic reason why the wasteful pattern of flight to the suburbs and abdication of the highly desirable inner residential areas cannot be reversed by those who wish to enjoy the conveniences of living "close in", and who may be looking for something for themselves and their children other than the usual one-dimensional society of a salary-bracketed suburb.

In addition, we feel there are exceptional values to be offered to any home buyer:

1. Central location and freedom from commuting to the evermore distant new suburbs. Look into it. Find out how long it takes to drive one way at times of both high and low traffic density. We suggest 15-20 minutes to nearer suburbs and 40 minutes to over an hour for the more distant ones. Here, we are less than five minutes from the University and several supermarkets, five minutes to a complete shopping center (Palms Center), 10-15 minutes from a country club (Golfcrest), 10 minutes from the site of the new Domed Stadium, and about 15 minutes from the heart of town and most any cultural offering the city has to make -- symphony, live theater, art museum, library, etc. It is an easy 10-minute drive to the Texas Medical Center, the largest in the Southwest. We are located within five minutes of MacGregor Park which provides public tennis courts and swimming pool, picnic and playground areas; and within 10 minutes of the larger public park (Hermann) which contains such things as the zoo, a new planetarium, a miniature railway for children, and the latest playground equipment.

   In addition, there is easy availability of domestic help here because of central location and good bus service to all parts of Houston, and with it freedom from the inconvenience of special transportation arrangements sometimes necessary in outlying areas. (This item of good bus service is of interest, also, to chauffering mothers with teenagers involved in extra-curricular activities, trips to the orthodontist, etc.) Enclosed is a map showing our neighborhood and its proximity to Houston's cultural and civic points of interest.

2. We offer the beauty of a long-established, well-drained, tree-covered area. No need to plant trees and wait 10 to 20 years for shade; no lawns to set out or landscaping expense and problems. It's all here already. Enclosed is a pictorial tour of our neighborhood.

3. You will find about the most house for the money to be found anywhere in Houston. Large lots, plenty of floor space, usually complete central heating and air conditioning. There are a few homes in the area available for lease with option to buy which might appeal to a newcomer unfamiliar with Houston, but interested in the advantages of the area and yet desirous of a longer look at close range before committing himself to purchase.

The reason for the big bargain is the fact that this inner section, as in many large American cities today, is an integrating area. At present, there are approximately 15 percent Negro homeowners in our neighborhood. These people are middle and upper class citizens; many are faculty members from Texas Southern University, many are in other professional occupations. All are persons who have moved into this area because they desire and can afford a better home in a nice neighborhood -- a place in the sun -- and who have demonstrated pride in maintaining the loveliness of their neighborhood. Property values are stabilized, and should remain so due to the watchdog efforts of a strong civic club movement dedicated to protecting those values through maintenance of deed restrictions and prosecution of infractions. As a group, we feel that abdication of the inner suburbs is both wasteful and unnecessary, and that what is required is to stay put for any number of good reasons, and to search out newcomers of like mind to join us in what is becoming an intriguing experiment in working democracy and a most interesting community.

To people with young children, the first thought in such a situation is, "But what about the schools?" There are, of course, considerations on both sides of the question; and there are factors definitely in our favor, such as a very favorable pupil-teacher ratio. The newer, outlying, currently "more fashionable" areas are much more subject to overcrowded classrooms than longer established areas such as ours. The schools serving our area are good. The probability of maintaining these schools at their present level is good. Since the Houston School Board has adopted the policy of integrating one grade level per year, starting at the bottom, those children entering sixth grade in Fall, 1964 will not experience integration during their public school career in Houston. It may be helpful to those parents who prefer parochial or private schooling for their children to know that in addition to a nearby Catholic School (St. Peter's), there are a number of school car pools which have long been operating out of this area to various other schools scattered throughout the city. Many families who prefer the residential advantages of this area have concluded that they are much money, time and convenience ahead to live here and involve mother in a once weekly school car pool rather than daily commuting to work for father -- a point commonly overlooked.

We wish specifically to draw your attention to the fact that we are acting only in the capacity of ordinary homeowners desirous of promoting our neighborhood as a good place to live, and not as realtors promoting the area for business reasons. We shall be most happy to show you about our area, or to give you further information by mail or telephone (RI 7 3615).

We thought that this letter would be of academic or specific interest to you, and, hopefully, of considerable word-of-mouth advertising value to us and what we are trying to do. We would be most grateful for whatever good word you might be able to put in for us with anyone you think may be interested in a truly outstanding buy, and alternatively those who sense the possibility of modern adventure in human relations.

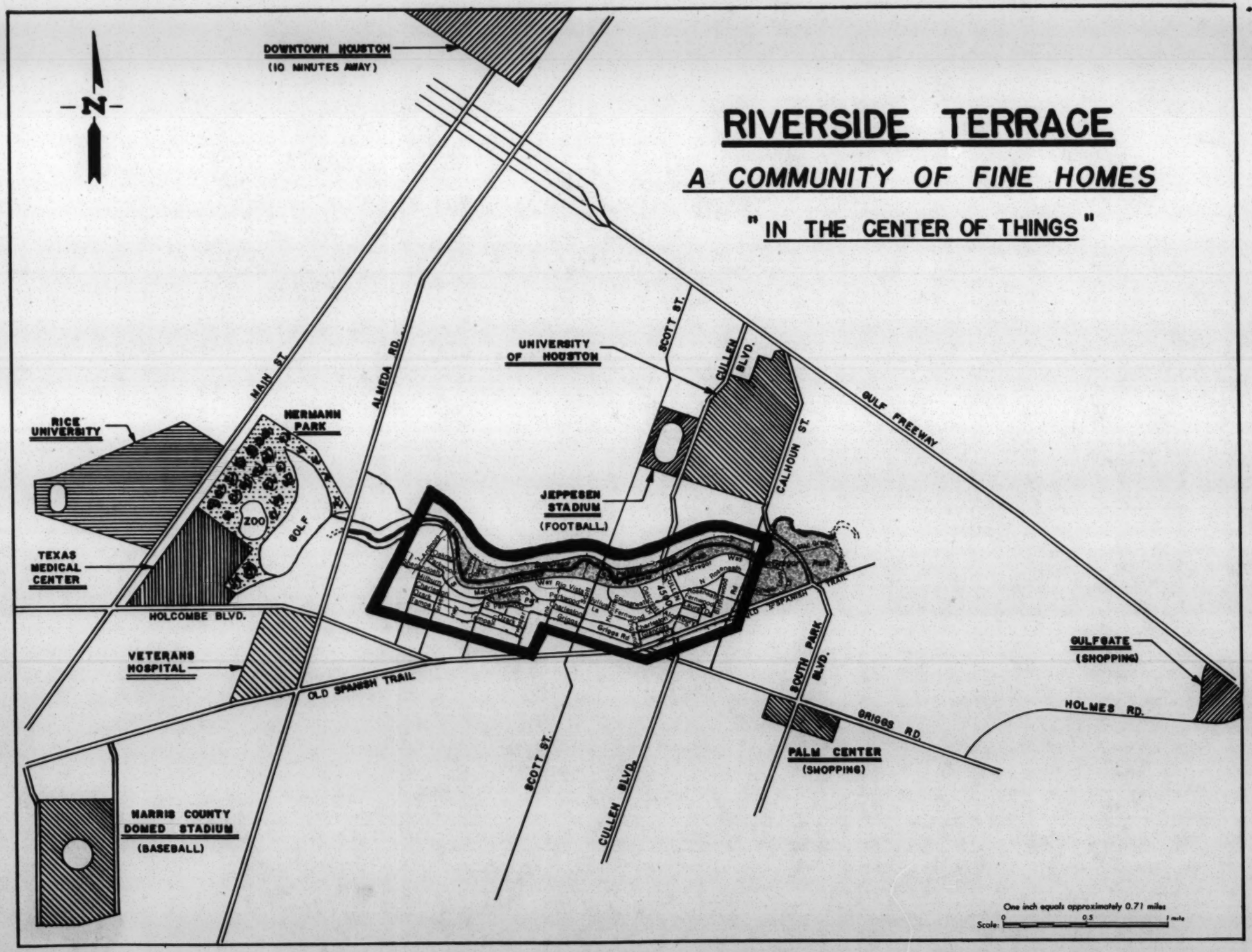
Sincerely,

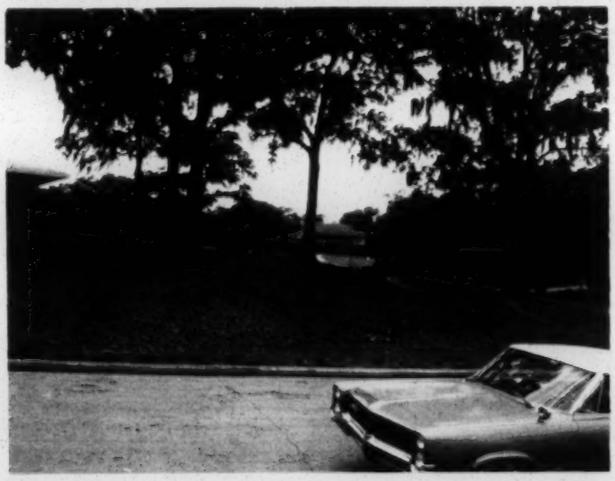
A. C. Ingersoll, III

RIVERSIDE TERRACE

A COMMUNITY OF FINE HOMES

"IN THE CENTER OF THINGS"





THE WALL STREET JOURNAL, Wednesday, August 19, 1964

Houston Whites Act To Avoid Selling Panic As an Area Integrates

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Residents Erect 'Not-for-Sale' Signs in Drive to Discourage Neighborhood 'Block-Busting'

By FRANK MORGAN
Staff Reporter of THE WALL STREET JOURNAL

HOUSTON—Mrs. Frank Freid steps onto her spacious front lawn and pounds in a red-lettered sign proclaiming: "This is our home—it is not for sale." Emphasizing the point, the doughty 67-year-old widow waves toward the trim three-bedroom house she and her husband bought in 1942 and firmly says, "I have no intention of ever leaving this place."

Judging by the number of such signs popping up on nearby lawns, many of Mrs. Freid's neighbors in the surrounding 1,000-home development are as determined as she to stay put—despite the fact Negroes have cracked the neighborhood's formerly all-white makeup. The signs are part of a campaign by white residents of Riverside Terrace to halt the panic and real estate price plunge which often sets in—as it has here—when a white neighborhood first becomes integrated.

There's evidence the drive is succeeding. Motoring along the area's winding tree-shaded streets, one counts 225 "not-for-sale" signs as opposed to 65 proclaiming a house is up for grabs. This represents quite a change from three months ago—before the drive began—when there were 165 "for sale" signs and not a single one advising that the property wasn't on the market.

Discouraging "Block-Busting"

The South Macgregor Promotion Committee, formed last spring to spearhead the white homeowners' drive, has gone out of its way to emphasize that its work is not anti-Negro. The group's leaders insist the not-for-sale signs are aimed at discouraging "block-busting"—that is, attempts by some real estate men to buy property at distress prices from whites and resell it at higher prices to Negroes. "Our problem isn't with the Negroes—letting them in or keeping them out—only with the white people who can't understand that their property need not be in danger because integration comes," says A. C. Ingersoll III, one of the committee's founders.

So far, at least, Negroes and civil rights leaders are behind the neighborhood effort. "The situation in Riverside Terrace has stabilized the neighborhood. What those people have done could be a model lesson for any city," comments Charles Kelly, executive director of Houston's biracial Council on Human Relations. It's all the more remarkable, says a Houston Negro leader, because while Houston "isn't Birmingham, it's certainly the Deep South."

Riverside Terrace's 175 Negro families generally applaud the committee's activities because they see them as lessoning chances of the area becoming a ghetto. "As long as the promotion committee's efforts to maintain the integrity of the neighborhood has no racial basis, there is nothing about its approach I feel is wrong," says William A. Sadler, Negro biology professor at Texas Southern University and a Riverside Terrace resident.

No Negro Members

Though no Negroes are members of the South Macgregor committee, Mr. Sadler and several other Negro residents recently met with committee leaders and agreed that a stable ratio of whites to Negroes, somewhere between 65% and 85% white to 15% to 35% Negro would be favorable to both races. Says Ira L. Wimberly, a Negro research virologist at Baylor University's College of Medicine: "We can help dissolve the fear about us moving in, and when the committee feels we should join in, we will."

The South Macgregor committee, despite its early successes, has a big job cut out for itself. For one thing, it got a relatively late start; though the first Negro moved into the Riverside Terrace area nearly two years ago, the committee was formed only this year. Committee founders explain that the formation came as late as it did because "block-busting" harassment and sell-outs didn't become too worrisome until this year.

Home prices in the neighborhood have declined steadily in the past two years. One homeowner says he paid $26,000 for his house in the late thirties but early this year the house went begging for buyers when it was up for sale at $18,800.

But the South Macgregor committee—named after a street bordering Riverside Terrace—is determinedly plunging ahead with its work and it's convinced that big dividends are ahead. One committee member notes that in recent months it has not only managed to slow the exodus of whites from the area but 11 white families have actually moved in.

He notes, too, that Federal Housing Administration appraisals are beginning to move up. In one case, he says, the FHA two weeks ago appraised a home at $18,500—up sharply from a $17,250 appraisal made only nine months ago. Another indication of the change coming over the neighborhood:

The homeowner with the $26,000 house who couldn't find a buyer at $18,800 has now decided that things are looking up. So he's raised the asking price back to what he originally paid.

The committee keeps a running survey of all Riverside Terrace houses for sale, and has mailed 4,000 brochures and lists of available homes to incoming University of Houston faculty members and residents of other sections. Its members act as a clearing house between prospective purchasers and sellers and they drive home-seekers through the area.

The committee also has been waging a struggle with Houston's two daily newspapers—a fight which recently paid off. For several months the newspapers listed the area's homes only under "colored property for sale" in their classified ad sections, where whites likely wouldn't look. Riverside Terrace whites felt this was discrimination. After several meetings between committee members and newspaper executives, and many protest letters, the newspapers began listing Riverside Terrace homes in the regular for-sale columns.

In the course of their fight, Riverside Terrace committee members have had to weather the resentment from some other members of Houston's white population. One committeeman says there are periodic phone calls from anonymous sources who complain that Riverside Terrace residents are causing trouble for other all-white sections of town or bitterly charge that the residents are "nigger lovers" for agreeing to live in the integrated neighborhood.

But the area's white residents generally shrug off the calls. Some even see the neighborhood's integration and the ensuing drive as bringing side benefits. "We lived here two years and hardly knew the people across the street," says Mrs. Frances Rich, whose husband teaches physics at nearby University of Houston. "Now we know everyone on the block and almost everyone in the area."

Says the Rev. G. H. Woodward, a white Episcopal minister who purposely moved into the neighborhood after it was integrated: "The world is moving toward an era that involves the races learning how to dwell together and I wanted my children to experience this."

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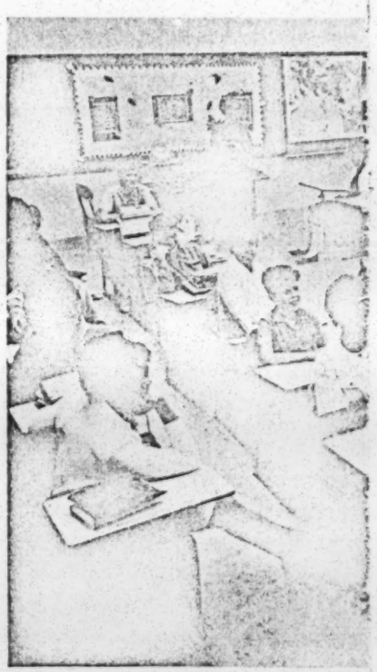
Housing - Gen.

WHERE NEGROES KEEP OUT OTHER NEGROES

Even some Negro leaders are alarmed at what's happening in one of Denver's better neighborhoods, which welcomed integration not long ago. They urge other Negroes to stay out. Reason: fear that a once-white area, now mixed, will turn into a "black ghetto."

IN DENVER'S PARK HILL, above, Negroes worry about a Negro influx, "The Post" says.



Following is full text of an article by Leonard Larsen in "The Denver Post" of Sept. 14, 1965:

Northeast Park Hill—Denver's experiment in massive racial integration—is moving toward an uneasy showdown.

The Negro ghetto, which washed several years ago across Colorado Boulevard, has now circled the Park Hill area on the north and is lapping southward, moving on despite desperate attempts by both Negroes and whites to stop it.

North of East 32nd Avenue, it is estimated, about 50 per cent of the homes are now occupied by Negroes. South of that artery live fewer Negroes, though certainly more than the 400 families estimated two years ago.

In bluntness which almost approaches hostility, Negroes who have moved to Park Hill are telling other Negroes to stay out, to move someplace else, to take advantage of Colorado's strengthened Fair Housing Act by moving to southeast Denver, to the suburbs, anyplace but Park Hill.

Spokesmen for Park Hill—the solid citizens who faced the Negro migration and welcomed integration of their beautiful, tree-shaded neighborhoods—refuse to speak of a "crisis." A "problem," yes.

But the warnings that now issue from the integration-oriented organizations of Park Hill are tinged with the suggestion of crisis just over the horizon.

About a month ago a blue handbill was circulated widely in Denver's Negro areas. It was signed by the Rev. Warren Alexander, chairman of the Northeast Park Hill Civic Association, and Youlon Savage, an officer of the Park Hill Action Committee, both Negroes. Its message to other Negroes:

"Why move where it can hurt integration when we can move where it can help?"

The problem was spelled out in the handbill in estimates of school populations in Park Hill: Smiley Junior High School at 2540 Holly Street is about 50 per cent Negro. Smith Elementary at 3590 Jasmine Street is about 60 per cent Negro. Stedman Elementary at 2940 Dexter Street "has already resegregated—from 10 per cent Negro in 1960 to 90 per cent Negro last year."

The meaning of the figures, the handbill said, was that, "if Negroes don't stop moving into Northeast Park Hill and Park Hill, Smiley this fall will pass the 50 per cent mark. Once a school passes that mark, it is very difficult to keep it integrated—too often it becomes resegregated. And Smiley students eventually make up over half of East High."

The handbill concluded:

"If more schools resegregate now, Negroes, for the first time, will be responsible—not whites. Negroes cannot blame whites for new ghettos, now that a strong Fair Housing Act has made Negroes free to live where they like.

"Do Negroes dare be responsible for making new ghetto schools like Cole or Manual at East or Smiley? Do Negroes want, by their own actions, to undercut their campaigns against *de facto* segregated schools?

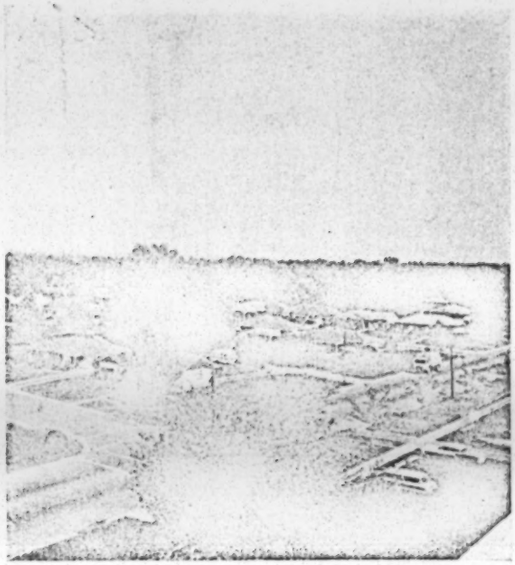
"Do Negroes want to undercut their hard-won Fair Housing Act? Do they want to give ammunition to bigots who say, 'Negroes really prefer segregation'?"

The handbill carried a list of Denver and suburban "fair housing councils" whose members are pledged to aid home-seeking Negroes in their areas. A survey by "The Denver Post" showed that only a handful of inquiries by Negroes have been received by those councils.

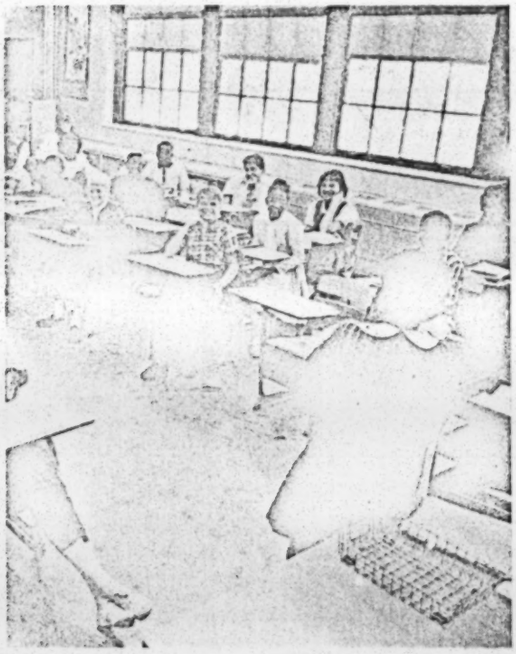
Park Hill community leaders hope that time is working for them. They hope that the realization will spread in the Negro community that a new Park Hill ghetto is a possibility. They hope that Negroes will become aware that the strengthened fair-housing legislation approved by the General Assembly does, in fact, guarantee them the right to buy and rent wherever they wish. He points out, too, that Negroes who migrate to Denver are often conditioned to "look for homes on the other side of the tracks —nigger town."

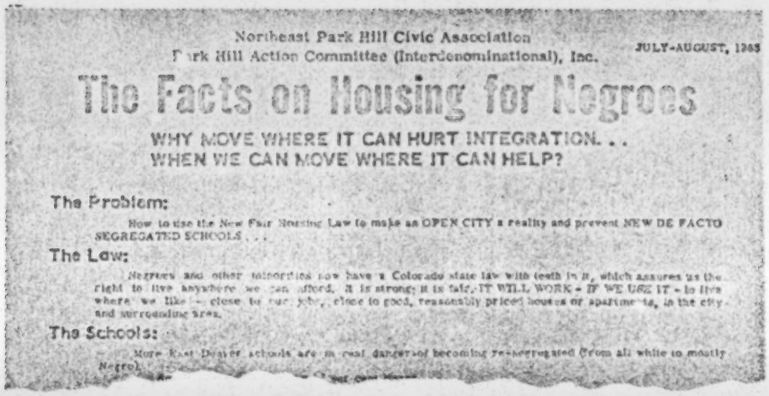
In his own neighborhood—the 3500 block of Ivanhoe Street—"the transition has been fairly smooth," Mr. Alexander said.

"The absence of any incidents—for want of a better term—seems to indicate that the transition has been made with-



SMILEY SCHOOL—half Negro. "Once a school passes that mark," area leaders warn, "too often it becomes resegregated."





Northeast Park Hill Civic Association
Park Hill Action Committee (Interdenominational), Inc.
JULY-AUGUST, 1965

The Facts on Housing for Negroes

WHY MOVE WHERE IT CAN HURT INTEGRATION. . .
WHEN WE CAN MOVE WHERE IT CAN HELP?

The Problem:

How to use the New Fair Housing Law to make an OPEN CITY a reality and prevent NEW DE FACTO SEGREGATED SCHOOLS . . .

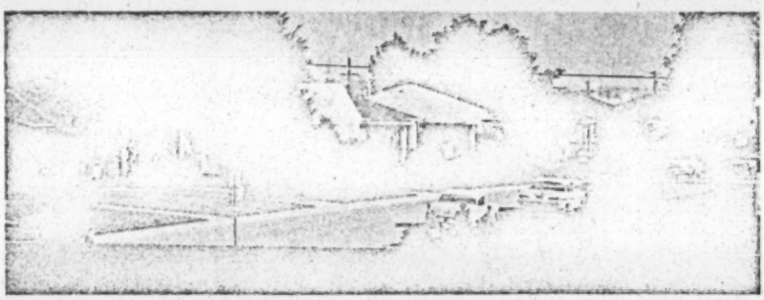
The Law:

Negroes and other minorities now have a Colorado state law with teeth in it, which assures us the right to live anywhere we can afford. It is strong; it is fair. IT WILL WORK - IF WE USE IT - to live where we like — close to our jobs, close to good, reasonably priced houses or apartments, in the city and surrounding area.

The Schools:

More East Denver schools are in real danger of becoming re-segregated (from all white to mostly Negro).

HANDBILL distributed by Negro leaders in Denver cautions that Negroes themselves, by concentrating in one area, could be forming "new ghettos."



35TH AND IVANHOE had few Negro residents when the Rev. Warren Alexander moved there four years ago. Now his block has mostly Negro families.

—Sealy-USN&WR Photos

FRIENDLY NEIGHBORS in Park Hill. "The Post" recalls that integration was welcomed, but now there is "the suggestion of crisis just over the horizon."

out difficulty. That's basically true throughout the area, but that's not to say there have not been whites who fled the neighborhood because of the influx of Negroes."

But integration in the 3500 block of Ivanhoe Street is approaching a lopsided stage.

Four years ago, when the Alexander family moved in, "we were the fourth or fifth Negro family in the block," he recalls.

Now, of the 24 homes on both sides of the street, Mr. Alexander estimated that 15 were occupied by Negroes and 9 by whites.

One factor in the continuing Park Hill "problem" should be emphasized, according to Mr. Alexander—that white families have not abandoned Park Hill as one of the city's more desirable residential areas, that thousands of them are staying put in Park Hill and new white families are continually moving in.

In his own block, Mr. Alexander noted, a white family moved in after he and several other Negroes had settled there.

"This is something that happens quietly—a white family moving into an integrated neighborhood," Mr. Alexander said.

"The trouble is that when a Negro family moves into a traditionally white neighborhood, the whole area knows about it immediately."

NO MATTER WHAT COLOR

A Good Neighbor is a Good Neighbor

By CARL A. BALCERAK

DETERRENT TO BLOCKBUSTERS, PANIC SELLING

When blockbusters start operating in a residential area, homeowners can either panic and move or stay and fight to preserve the condition of their neighborhood.

Most residents of the highly attractive South MacGregor area of Houston were determined to fight—and are still fighting—to keep their neighborhood a highly desirable one in which persons of any color or creed are welcome to live provided they maintain the appearance of the area.

The majority of the South MacGregor homes have spacious lawns and are comfortably nestled among full grown pine and oak trees. The homes are from 10 to 25 years old and range in price from $10,000 to $150,000, but most are in the $20,000-$50,000 category. The section is close to downtown Houston, museums, parks, universities, medical facilities and shopping centers.

The first Negro family moved into the area two years ago. Subsequently other Negro families moved in. Now from 15 to 20 per cent of the area's 1,000 homes are owned by Negroes.

In an effort to obtain a cross-section of information and opinion on the situation in the area, interviews were conducted either in person or by phone with both white and Negro residents, with members of the South MacGregor Promotion Committee, a social scientist, the president of the Houston Board of Realtors, and a priest engaged in race relations work.

Signs Like Daffodils

One resident, Mrs. James Koetting, said that when the first Negro family moved into her block two years ago "panic was the first reaction and 'For Sale' signs blossomed like daffodils, with almost every home on the block for sale."

She said the "first concentration of effort by real estate agents" was on the block she lives in, and "in about a year's period 23 families on the block sold their homes to Negroes and nine families did not sell."

Mrs. James Koetting

Al Ingersoll

Mrs. Lulelia Harrison

Maj. R. J. Hamborsky

"The first reaction of my husband and myself," she said, "was that speculators would move someone in next door to make life miserable for us and thus force us to sell."

"We had to examine our thoughts very carefully in regard to exploitation of the area," she continued. "The thing that helped us was our conversations with our new neighbors. When we discovered that these people simply wanted to live in a nice home, to preserve neighborhood values as much as we did, then they were no longer alien. After two years of living near each other, we find we are fairly comfortable with each other. The rumors spread at the time—that the houses would deteriorate and the neighborhood would become a boarding house area—have been completely unfounded."

"BLOCKBUSTERS have caused a great amount of racial unrest and mistrust in our area," Mrs. Koetting said. "We found out that the man who tried to induce us to sell our home had never before sold a home and was engaged in real estate only part-time."

Negro families had been living in the South MacGregor area for 17 months before any cooperative effort was launched to thwart blockbusting techniques and to stabilize the area.

Open Letter

The action was started by Al Ingersoll, a resident. On Feb. 20, 1964, he sent an "open letter" to 400 area homeowners in which he stated: "Anyone who sells his home just to

Bernard Lasky

Dr. Henry Bullock

Fr. Vincent Rizzotto

Mrs. David Mailman

Mrs. Julia Carman

Dr. Earl Carl

Mrs. David Rich

George Martin

get away from integration is kidding himself unless he buys a house trailer. As far as I am concerned, I do not wish to leave this neighborhood to run from integration only to move into a plain vanilla house out on the lone prairie where the tallest thing around is a water tower or a high tension wire, just to go through the whole thing over again."

Ingersoll said it was necessary for him to probe beneath the surface aspects of the situation and to analyze thoroughly his personal feelings about Negroes.

"I have been called an integrationist because I didn't sell out and run," he said, "and a segregationist because I would like some of the new homeowners to be whites. I believe Negroes are no different from any other race, but I would not do anything to force integration in all-white neighborhoods.

"The fact that Negroes have moved in doesn't ruffle me," Ingersoll continued. "I would like to tend to my affairs like I did before, but I have to act like someone is trying to build an airstrip in the middle of the neighborhood. I have to fight something I don't care about as if it were a catastrophe. I have to mind everyone else's business or this would be a neighborhood in transition.

"I WOULD like to forget all about it, but if I don't visit neighbors, someone else does and the first thing you know they're saying isn't it a shame how things are going to pot and they guess they will have to move. Because they had refused to face the fact that a change was coming over the neighborhood, and to ask themselves whether it really mattered, they were thrown into a terrible panic."

Differing Views

Ingersoll said he thinks the South MacGregor area is made up of people with various views about the Negro race, including integrationists, segregationists, and "people who are 'causey', who look upon themselves as benefactors of Negroes but do not really treat them as equals."

"I would like for white persons to stay in the neighborhood," Ingersoll said, "and would like some of the new people moving in to be white persons. You wouldn't force white groups to move into white neighborhoods, so why force Negroes on such neighborhoods. It seems to me that the people who do this are admitting that they do not regard Negroes as equals."

Speaking of blockbusting tactics, Ingersoll said: "There are real estate agents who regard this area as a potential 1,000-home turnover and would do anything in their power to prey on the ignorance, prejudice, uncertainty and fear of white residents."

"No real estate company is attempting to sell homes in the area to whites," Ingersoll said. "There seems to be an unwritten agreement, except among blockbusters and speculators, that whites should not be shown homes in an all-Negro area and that Negroes should not be shown homes in an all-white area."

Ingersoll suggested that realtors "update their code of ethics with regard to selling homes to minority groups."

Not Influenced

A Negro resident of the area, Mrs. Lullelia Harrison, a counselor at J. D. Ryan Junior high school, said: "No technique was used to influence me to buy. None of us were trying to crash any color barrier. We ourselves had outgrown the home we lived in and were looking for a larger, more desirable place closer to my work."

"It seems to be," she said, "that we shouldn't be concerned about color, but whether a neighbor is noisy, cuts his grass and keeps up his home. Color doesn't have anything to do with the status of a neighborhood. Incomes, attitudes and backgrounds do. A good neighbor is a good neighbor, no matter what the color of his skin."

Another Negro resident, Dr. Earl Carl, professor of law at Texas Southern University, said "all of us are concerned with the stabilization of the area in terms of protecting our investments."

"I SUPPOSE the thinking of experts in the field would suggest some sort of racial stabilization as being helpful in terms of neighborhood cooperation," he stated. "Civic clubs and the promotion committee in the area are trying to establish a balance in terms of the over-all community. Their intent is to show that true democracy can survive notwithstanding all stereotype thinking about an interracial community."

As a follow-up to the letter sent out by Ingersoll, white residents of the community started an intensive phone-calling campaign and began six weeks of preparation that led to the formation of the South MacGregor Promotion Committee. The committee was originally composed of six members representing the three civic clubs in the area: the Parkwood Drive Civic Club, the West MacGregor Protective Association and the South MacGregor Civic Club. The first two clubs are integrated, and some members of the third club are in the process of integrating it.

Promotional Letter

The committee sent out a letter to prospective home buyers which stated in part: "At present there are approximately 15 per cent Negro homeowners in our neighborhood. These people are middle and upper class citizens . . . Property values are stabilized and should remain so due to the watchdog efforts of a strong civic club movement dedicated to protecting those values through maintenance of deed restrictions and prosecution of infractions. As a group, we feel that abdication of the inner suburbs is both wasteful and unnecessary, and that what is required is to stay put for a number of good reasons, and to search out newcomers of like mind to join us in what is becoming an intriguing experiment in working democracy and a most interesting community."

In conjunction with the promotion campaign, at least 100 residents put up signs on their lawns stating: "This is our home, it is not for sale."

Five members of the promotion committee were asked to give their views on what has happened in the area and what the present situation is. Ingersol, a founder of the committee, does not now serve on it because he attends the University of Houston four nights a week as well as working full time.

COMMITTEEMAN George Martin said: "A Negro family moving into the area expects to conduct itself as any other family does, but blockbusters have a different attitude about moving Negro families in. They're interested in the almighty dollar and not in providing equal housing opportunity."

"If no one stirred up panic and if no one took advantage of the situation by asking you to list your home for sale," he said, "then people would regard the situation with common sense instead of emotionally."

"The sad situation is," Martin said, "that once the first Negro family has moved into any block a group of real estate agents who pride themselves on having a high moral standard of ethics refuse to list homes in that block and to show homes to white buyers. Thus the real estate agents by their action already plot the course of events in an area after the first Negro family has moved in. This may be their interpretation of ethics but this approach does not serve the best interests of the people living in the area."

Maj. R. J. Hamborsky, who is also president of the Parkwood Drive Civic Club, said "the situation has resulted not because Negroes moved in but because whites got scared and moved away."

No Assistance

"As more homes were sold to Negroes," he continued, "more people who wanted to move found they could get no aid from agents who sold to whites because they no longer had prospects, so they listed with Negro brokers and sold to them. The exodus has been stopped because of efforts by white homeowners. Since homes are listed with Negro brokers, we should have a comparable organization to promote sale of homes to white buyers."

Hamborsky said that when he notified the Houston Board of Realtors about the problem it was suggested that he call up a number of realtors. "I called up about five or six," Hamborsky said, "but they told me they could not promote sale of homes in the area to whites."

Hamborsky said the committee plans this month "to start a comprehensive campaign to promote sale of homes in the neighborhood to white people."

Bernard Lasky, another member of the committee, said that fundamentally the primary responsibility rests on individual homeowners in the neighborhood.

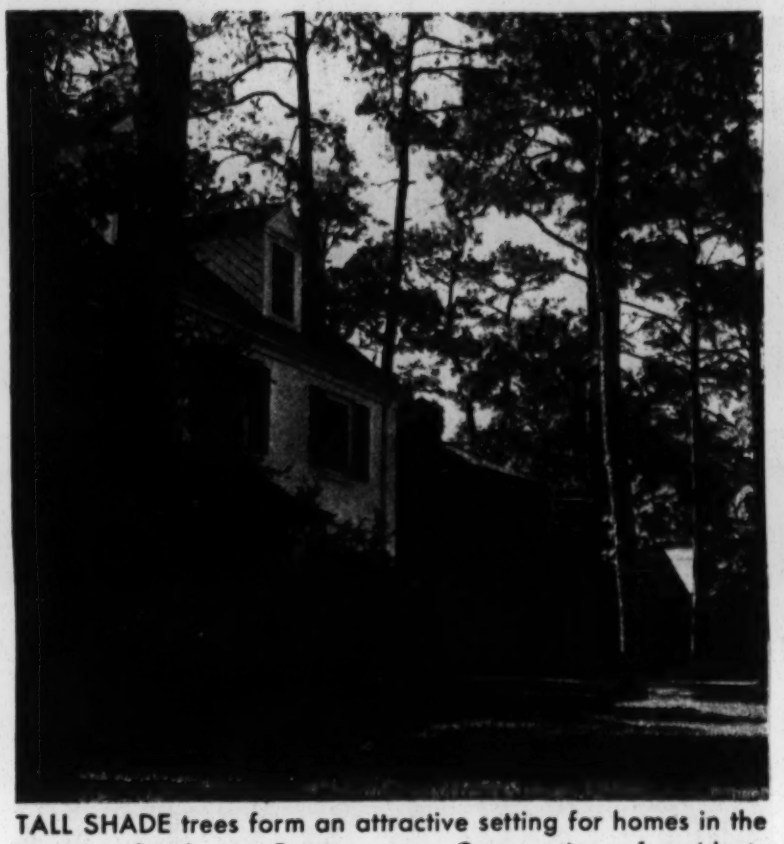
"If they panic and get out," he said, "you can hardly blame real estate men for coming in an capitalizing on the situation.

"WE ALL KNOW that Negro consumer demand for more and better housing will increase as the Negro population of Houston increases. Therefore, Negroes will eventually expand and purchase homes in other parts of the city. I think the entire matter is one of education for whites and Negroes, so that in the immediate future not only this neighborhood can be stabilized but also every neighborhood in which this type of social situation is developing."

Lasky said he does not think any white real estate agent is interested in promoting homes in the area to whites, and more Negroes are interested in buying homes there than whites are.

"But in the past 60 to 90 days 10 or 15 homes in the area have been sold to whites," he said, "and property values have maintained themselves or increased in that period."

Lasky also said that "some Negroes here and elsewhere have indicated they are in favor of a community ratio of whites and Negroes that is acceptable to both races."



TALL SHADE trees form an attractive setting for homes in the Houston South MacGregor area. Cooperation of residents helped stabilize area and halted exodus when neighborhood became integrated two years ago.

"As a result of the work we are attempting to do," Lasky stated, "I think the country as a whole is being educated to the problem and inclined to handle it with intelligence and with due regard for both Negroes and whites."

Panic Stopped

Committee member Mrs. Julia Carman said: "We have succeeded in stemming panic selling and quieted harassment by certain real estate agents. This is not a segregationist attempt. We are striving to achieve a harmoniously integrated neighborhood."

Mrs. Carman also said that the area "has not been promoted to whites by real estate dealers."

THE OTHER woman on the committee, Mrs. David Rich, said that last spring between 30 and 40 per cent of the homes in the area were up for sale but now there are only 15 to 20 per cent for sale.

She said that the not for sale signs in front of many homes mean "white families are staying and it makes no difference whether we have Negroes living in the area." She said the signs also tell "real estate people to stop harrassing us."

MRS. DAVID MAILMAN, a white resident who moved into the area the past September, said she learned about the homes there through the letter sent out by the South MacGregor Promotion Committee. She and her husband, who is an assistant professor at the University of Houston, moved here from Chicago.

"We were very interested to learn," she said "that in a Southern city someone had made an attempt to stay and not panic when the neighborhood became integrated. Once we were shown around the area we didn't even look for a home in any other neighborhood.

"My husband and I lived in the integrated Kenwood-Hyde Park area in Chicago and are very acquainted with the problem. In view of the changing pattern of living, we thought it better for our children, who are very young, to grow up in an integrated area rather than a segregated one."

Prejudice Wrong

"We have very strong convictions about social justice," Mrs. Mailman said. "We both feel that every human being is entitled to a certain amount of dignity, regardless of color, and it is morally wrong to have feelings of prejudice on account of color or religion."

"WE LIKE the area because of its beauty and convenience," she added, "and hope this is going to be our permanent home. The people we have met are extremely friendly and interested in meeting us and being neighborly. They have gone out of their way to make us feel at home."

About three weeks ago, Dr. Henry A. Bullock, chairman of the social sciences division at Texas Southern University, was invited to consult with members of the promotion committee.

Asked to express his opinions to the Texas Catholic Herald, he said: "Of course, the solution is very simple: Don't sell your home."

"The ones suffering economically are the Negroes," he said. "It is true they are getting better homes than the ones they have lived in, plus the convenience of the area, but I do not think the homes are as good as ones they could get in many other areas if they were allowed to buy homes anywhere they pleased."

"If Negroes could buy homes in any area they could afford to live in," he continued, "you would get a scattering of the population and no one would be 'invaded', and thus the pressure of the Negro for better housing would be relieved.

Sell to Anyone

"The real solution for the people" he said, "is to have the Houston Real Estate Board stop playing cat and mouse and sell to anyone able to buy anywhere in any area.

"I don't think it is fair, however, to place the burden for solving the racial problem in an area of racial desegregation on the real estate people. But they and the city government could help the problem by supporting a policy of open housing.' In this way everyone would get what he wants, except those who wish to restrict minority races to a particular area."

DR. BULLOCK said the Negroes living in the South MacGregor area are "business and professional people who have a high education level and are fairly comfortably situated economically."

He said that Negroes moving into a previously all-white residential area "will go out of their way to be good neighbors and to keep up their property because they know some people don't expect them to."

"On the other hand," he added, "the racial situation creates an element of formality that inhibits overencroachment on privacy."

"A particular residential area may be the best a Negro has access to," Dr. Bullock said, "therefore it is more valuable for him. Whites can move to other attractive areas, but Negroes can't, so they are at the zenith of their opportunity in housing."

Lloyd Fadrique, president of the Houston Board of Realtors, was asked several questions about the situation in the South MacGregor area and about blockbusting techniques. He answered most of them by citing sections of the policy statement of the National Association of Real Estate Boards and of the Property Owners' Bill of Rights.

Sections he cited included the following:

—In performing their agency functions realtors "have no right or responsibility to determine the racial, creedal or ethnic composition of any area or neighborhood or any part thereof."

—"Upon acceptance by the realtor's client of any offer, the realtor should exert his best efforts to conclude the transaction irrespective of the race, creed or nationality of the offeror."

—**"EACH REALTOR** should feel completely free to enter into a broker-client relationship with persons of any race, creed, or ethnic group."

—"Realtors should endeavor to inform the public, religious and civic groups that enhanced opportunity for the acquisition of private housing by minority groups must of necessity depend upon the attitudes of private property owners and not upon real estate brokers, who are the marketing media; . . . real restate brokers should not be expected to inhibit or promote open occupancy housing, this being a matter to be resolved between prospective buyers and sellers of private residential real property and not by real estate brokers functioning as the marketing intermediary."

Fadrique called attention to several statements in the Property Owners' Bill of Rights, including one which says that the propery owner has "the right to determine the acceptability and desirability of any prospective buyer or tenant of his property."

Asked specifically if realtors are showing homes to Negroes in any area of Houston they desire to live in, Fadrique replied: "Maybe some do and maybe some don't. A complete answer to this would involve making a survey of all realtors."

Fadrique said that the term "realtor" applies to members of the National Association of Real Estate Boards. He added that a realtor "is bound" by the association's "code of ethics and standards of conduct, and he alone, among others in the field, may use this registered term."

THE PREAMBLE of the Code of ethics contains this statement: "In the interpretation of his obligations, he (the realtor) can take no safer guide than that which has been handed down through twenty centuries, embodied in the Golden Rule: 'Whatsoever ye would that men should do to you, do ye even to them'."

Efforts Lauded

Father Vincent Rizzotto, chairman of the Galveston-Houston diocese's committee on race relations, lauded the efforts of residents "to achieve a harmoniously integrated neighborhood."

FATHER RIZZOTTO, who has met with members of the South MacGregor Promotion Committee and other residents of the area, said: "Apparently many residents regard as a good neighbor one who lends his support to the achievement of desirable community goals, no matter what his color or creed may be."

"It is surprising how many of the age-old prejudices about race can be discarded," he continued, "when members of one race recognize that the problems they face are similar to those confronting persons of another race. Cooperation in an integrated neighborhood often engenders a community spirit and responsibility that surpass civic effort in a segregated area."

"I believe this 'experiment in democracy' can be a significant means of proclaiming principles of charity and social justice to the city of Houston and outside of it," Father Rizzotto said.

Note For File

MacGregor Estates* Planning Committee

A few individuals owning property in the MacGregor neighborhood met together in the spring of 1964 to discuss their concern with regard to property devaluation because of realty "block-busting" tactics they found themselves faced with.

On December 14, Mrs. A. C. Ingersoll, III, 3343 Parkwood and Mrs. Max F. Carman, 4409 Laurel Drive were both interviewed.

With the Kenwood, Hyde Park area, Chicago case, as covered in Harpers Magazine, to use as a blueprint, Mr. A. C. Ingersoll, III sent out letters to the approximate 1000 homes in this neighborhood. It should be noted that this neighborhood was comprised of 3 dormant civic associations which origionally had been formed to cope with deed restriction enforcement needed because of the lack of zoning within the City of Houston. An organization was formed with the name "MacGregor Estates Planning Committee" composed of concerned home owners and administered by a board composed of 2 members of each of the 3 civic associations. The sole purpose of this organization was the promotion of a stable neighborhood. This first letter was followed by 3 more, hand delivered, to the residents by Mrs. Ingersoll's and her friend Mrs. Max F. Carman's children plus countless personal calls by these ladies. Needless to say this total effort required much effort in "door bell ringing" in addition to the letters.

Another interesting feature was the creation of the Donham Real Estate Company, 7810 Wedgewood, to promote the sale of residences of "fleeing, panicing whites" to more stable whites. This venture was financed by Mr. Donham and Mrs. Ingersoll served as a real estate broker. There were no salaries, the venture paid for itself but with no profit, as might be expected because of its limited market.

The net results was that within 8 to 10 months the panic of integration was quelled and the realty values were stabalized. One illustration was a specific house appraised by FHA during the "panic" for $16,800.00 was re-appraised by FHA after the "panic" for $21,000.00.

The 3 civic associations were re-activated, are all integrated and their only problem is the problem of commercial blight (Mr. Martin) which will always be an ever present hazzard to residential neighborhoods.

This case of neighborhood civic association was reported in the April Issue of Redbook Magazine.

*MacGregor Estates, close to Texas Southern University and Houston University, was originally composed of 60% Jewish "Silk Stocking" neighborhood of residences costing from $150,000.00 to $25,000.00. At the time of the integration panic there had been some construction as low as $12,000.00 and the older residents, because of children being grown, didn't have the need for as large a home as they originally built.

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A WELL WRITTEN PAPER DRAWING TOGETHER GENERAL MATERIAL AND WELL DOCUMENTED CASES IN OUR OWN AND ADJACENT INTEGRATING NEIGHBORHOODS COULD DO MUCH TO CONVINCE THE FEARFUL THAT DOLLARS AND CENTS WISE, THIS IS NOT NECESSARILY SO.

INFORMATION ON THE COST OF DUPLICATING THE PRESENT HOME IN OUR AREA WITH ONE IN THE MORE DISTANT AND FASHIONABLE SUBURBS WOULD BE HELPFUL.

THE THOUGHT THAT THERE WILL SOON BE "NO PLACE TO RUN" I.E. NO LILY WHITE AREAS LEFT, IS A PERSUASIVE THOUGHT. (REFERENCE: COMMUNITY COUNCIL MAP OF PERCENTAGE DISTRIBUTION OF NEGRO POPULATION BY CENSUS TRACT, 1960).

REFERENCE ON PROPERTY VALUES IN AN INTEGRATING NEIGHBORHOOD: FORTUNE MAGAZINE, SOME 1963, OR POSSIBLE 1962 ISSUE HAS EXCELLENT ARTICLE.

2. SCHOOLS

THERE ARE THOSE WHO ARE WARY OF OUR NEIGHBORHOOD PRINCIPALLY BECAUSE OF THE FEARED LOWERING QUALITY OF THE SCHOOLS. THERE IS MUCH EVIDENCE TO SUPPORT THE FACT THAT THIS IS ONLY A FUZZY, GREY IMPRESSION ON THE PART OF THE GENERAL PUBLIC, AND NOT HARD FACT. AT THE VERY LEAST, SCHOOLS IN THE FASHIONABLE AREAS DO NOT HAVE ALL THE PLUSES ON THEIR SIDE. A WELL RESEARCHED AND WRITTEN PAPER ON THIS SUBJECT WOULD BE MOST HELPFUL.

VI. RESEARCH COMMITTEE (CONTINUED)

(THESE RESEARCHED FACTS SHOULD PROBABLY NOT BE GENERALLY CIRCULATED BUT KEPT READY AT HAND FOR VERBAL TRANSMITAL IN ORDER NOT TO FALL INTO THE HANDS OF THOSE WHO WILL MUSUNDERSTAND OUR PURPOSES AND REGARD US WITH DISTRUST, AND HENCE COULD TWIST AND USE ANY SUCH MATERIAL AGAINST US.)

SUGGESTED IMPLEMENTATION OF THE ABOVE PROPOSAL:

TO FIND A STATUS FIGURE WELL KNOWN AND RESPECTED IN THE COMMUNTITY WHO WOULD BE WILLING TO SEND OUT A GENERAL INVITATION TO RESIDENTS OF OUR AREA TO A MEETING AT WHICH WE COULD INITIALLY CAPTURE THE INTEREST OF MANY PEOPLE IN OUR PURPOSE AND PROGRAM, AND GET MANY WORKERS WILLING TO GIVE THEIR TIME AND EFFORT.

ALTERNATIVE:

TO GO TO WORK QUIETLY, TO RECRUIT HELPERS WHO ARE NOT SUSPICIOUS OF OUR MOTIVES, AND WHO WOULD SPREAD THE WORD TO THEIR FRIENDS, AND IN THIS WAY BUILD MORE SLOWLY, BUT LESS CONTROVERSIALLY, TOWARD THE INVOLVEMENT OF MANY IN THE ACHIEVEMENT OF OUR PURPOSE.

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1. PROPERTY VALUES

THERE IS A PREVAILING MYTH THAT PROPERTY VALUES ALWAYS AND INEVITABLY FALL DISASTROUSLY (AND CONTINUE FALLING) IN AN INTEGRATING NEIGHBORHOOD. THIS FRIGHTENS OFF PROPSPECTIVE BUYERS AND PRESENT RESIDENTS WHO FEEL THEY MUST SELL QUICKLY BEFORE IT GETS WORSE.

A WELL WRITTEN PAPER DRAWING TOGETHER GENERAL MATERIAL AND WELL DOCUMENTED CASES IN OUR OWN AND ADJACENT INTEGRATING NEIGHBORHOODS COULD DO MUCH TO CONVINCE THE FEARFUL THAT DOLLARS AND CENTS WISE, THIS IS NOT NECESSARILY SO.

INFORMATION ON THE COST OF DUPLICATING THE PRESENT HOME IN OUR AREA WITH ONE IN THE MORE DISTANT AND FASHIONABLE SUBURBS WOULD BE HELPFUL.

THE THOUGHT THAT THERE WILL SOON BE "NO PLACE TO RUN" I.E. NO LILY WHITE AREAS LEFT, IS A PERSUASIVE THOUGHT. (REFERENCE: COMMUNITY COUNCIL MAP OF PERCENTAGE DISTRIBUTION OF NEGRO POPULATION BY CENSUS TRACT, 1960).

REFERENCE ON PROPERTY VALUES IN AN INTEGRATING NEIGHBORHOOD: FORTUNE MAGAZINE, SOME 1963, OR POSSIBLE 1962 ISSUE HAS EXCELLENT ARTICLE.

2. SCHOOLS

THERE ARE THOSE WHO ARE WARY OF OUR NEIGHBORHOOD PRINCIPALLY BECAUSE OF THE FEARED LOWERING QUALITY OF THE SCHOOLS. THERE IS MUCH EVIDENCE TO SUPPORT THE FACT THAT THIS IS ONLY A FUZZY, GREY IMPRESSION ON THE PART OF THE GENERAL PUBLIC, AND NOT HARD FACT. AT THE VERY LEAST, SCHOOLS IN THE FASHIONABLE AREAS DO NOT HAVE ALL THE PLUSES ON THEIR SIDE. A WELL RESEARCHED AND WRITTEN PAPER ON THIS SUBJECT WOULD BE MOST HELPFUL.

VI. RESEARCH COMMITTEE (CONTINUED)

(THESE RESEARCHED FACTS SHOULD PROBABLY NOT BE GENERALLY CIRCULATED BUT KEPT READY AT HAND FOR VERBAL TRANSMITAL IN ORDER NOT TO FALL INTO THE HANDS OF THOSE WHO WILL MUSUNDERSTAND OUR PURPOSES AND REGARD US WITH DISTRUST, AND HENCE COULD TWIST AND USE ANY SUCH MATERIAL AGAINST US.)

SUGGESTED IMPLEMENTATION OF THE ABOVE PROPOSAL:

TO FIND A STATUS FIGURE WELL KNOWN AND RESPECTED IN THE COMMUNTITY WHO WOULD BE WILLING TO SEND OUT A GENERAL INVITATION TO RESIDENTS OF OUR AREA TO A MEETING AT WHICH WE COULD INITIALLY CAPTURE THE INTEREST OF MANY PEOPLE IN OUR PURPOSE AND PROGRAM, AND GET MANY WORKERS WILLING TO GIVE THEIR TIME AND EFFORT.

ALTERNATIVE:

TO GO TO WORK QUIETLY, TO RECRUIT HELPERS WHO ARE NOT SUSPICIOUS OF OUR MOTIVES, AND WHO WOULD SPREAD THE WORD TO THEIR FRIENDS, AND IN THIS WAY BUILD MORE SLOWLY, BUT LESS CONTROVERSIALLY, TOWARD THE INVOLVEMENT OF MANY IN THE ACHIEVEMENT OF OUR PURPOSE.

NORTH SHORE SUMMER PROJECT

SURVEY REPORT

PREFACE

The segregated society of the North Shore - perpetuated and encouraged by realtors - reflects the wishes of only a small percentage of North Shore residents.

This is the conclusion drawn by the North Shore Summer Project, after weeks of intensive interviewing, factfinding and research.

Other vital facts that have come to light are that realtors do not do the will of the homesellers, whom they claim to represent; realtors do the will of the realtor. Realtors do not do the will of the community; realtors do the will of the realtor.

If realtors would exert as much leadership and pressure in a positive direction as they do in maintaining the status quo they have created, then our communities would be as open as they are now closed.

The NSSP findings agree with a statement made by Louis A. Pfaff, president of the Evanston-North Shore Board of Realtors, "Times have changed, but the real estate industry has not."

Background

Back in February of this year, 75 realtors were interviewed by NSSP volunteers. At that time, the consensus among these North Shore realtors was that our goal - equal service and equal treatment for all homeseekers - was morally right. But realtors said that they, as agents of the sellers, could not go against the wishes of the seller. Realtors said that, furthermore, the community was not ready. The realtors interviewed made no offers to help bring about the change to an open, democratic community. Some said a mandate from the people of the area would be necessary before they would change their practices. Most said that if the board of realtors issued a clear policy directive, they would follow it.

When the summer project began, its participants already knew people on the North Shore who would welcome as neighbors any qualified buyer, regardless of race, religion or national origin. NSSP also knew Negro families who could afford and wanted to buy houses on the North Shore. But NSSP knew our communities were closed and segregated. NSSP wondered why the discrepancy existed between the realtors' professed belief that people wanted to live in segregated communities, and the public advertisements and statements of almost every North Shore village welcoming to their communities every person of good will, regardless of race, religion or national origin.

Findings about Homesellers

Throughout the summer, realtors have stressed over and over again that they do the will of the homeseller. NSSP's facts show this is not true.

Less than eight per cent of the homesellers contacted this summer by NSSP interviewers had asked their realtors to put a restrictive listing on their house. The 673 homesellers contacted represent a large statistical sampling of the approximately 2,000 persons whose homes are currently listed with realtors.

49.93 per cent of the homesellers contacted said they will show their home to any qualified buyer brought by the realtor, regardless of the buyer's race, religion or national origin. Taking only those 462 whose interviews were completed, the figure was an overwhelming majority - 72.7 per cent.

These figures demolish the realtors' contention that they are doing the will of the homeseller when they refuse to serve Negroes - for at least 50 per cent of the homesellers whose houses are listed with the board have no one to do their will. Because of the segregative practices of realtors, the market for these homesellers has been artificially limited.

Fifty-seven per cent of the homesellers said that they had never discussed with their realtor the question of showing their homes on a non-discriminatory basis. The realtor had obviously conducted his business according to his own fears and prejudices - not according to the unknown wishes of the seller.

During the interviews, many facts disputing the realtors' claims came to light. Some homesellers said that since they themselves had placed no restrictions on their property, they assumed that it was being shown to all potential buyers. Others stated that, without their knowledge, the discriminatory designation "ORTR" was placed on their listing. (ORTR stands for "Owner reserves the right to refuse any and all offers up to and including the full purchase price." It is common knowledge that this is nearly always used to signal other realtors using the multiple listings that this house is not available to buyers of the Jewish religion or of certain other minority groups.)

The facts brought out by these statements of homeowners indicate that the realtors are violating their own policy on minority housing, established by the National Association of Real Estate Boards. (All realtors belonging to the Evanston-North Shore Board of Realtors are members.) The policy states, in part:

1. Being agents, realtors individually and collectively, in performing their agency functions, have no right or responsibility to determine the racial, creedal or ethnic composition of any area or neighborhood of any part thereof.

2. No realtor should assume to determine the suitability or eligibility on racial, creedal, or ethnic grounds of any prospective mortgagor, tenant, or purchaser.

Findings about Neighbors

A second claim made by the realtors, seeing their job as one of "social engineering," was that it didn't matter so much what the seller wanted, since he was usually leaving the neighborhood. What was important was how the community would feel. The realtor spoke of his obligation to the neighbors of the homeseller.

XERO COPY XERO COPY XERO COPY XERO COPY

Eighty-two per cent of North Shore residents who were not moving and who were interviewed by NSSP said that they would accept Negroes as neighbors. Of 1,560 people interviewed, 1,277 said that if a Negro moved next door to them, they would not move, not agitate for removal of the family, not do anything, in fact, other than accept the fact that they had new neighbors. This figure on the North Shore corresponds to the nationwide figure of 80 per cent released in a recent Gallup poll on the same subject. If those people who did not know what they would do are not included in the total, an overwhelming 91 per cent of those who did answer replied positively to this question.

Again, it is demonstrated that - even if the realtors' claim is accepted, that the neighbors of a homeseller can or should determine the disposition of his house - these neighbors would accept new neighbors, no matter what their race, religion or national origin.

Also relevant here are the attitudes of homesellers toward the neighborhoods to which they are now moving. Three hundred and twenty-two persons stated they were either not influenced at all by the racial or religious composition of a prospective neighborhood - or they insisted it be non-restricted. This figure is approximately three times that of the 110 persons who would be influenced by the racial or religious composition of a neighborhood to which they were moving.

These figures again demonstrate the willingness of North Shore residents to live in areas where no one is denied access because of race or religion.

Community-At-Large

During this summer of 1965, 12,059 North Shore residents have asked realtors to serve equally all homeseekers. Among these thousands are 4,250 housewives, 1,193 professional persons, 970 businessmen and 858 educators. These and representatives of virtually every other occupational group on the North Shore signed their names and addresses in endorsement of the following statement:

> We, the undersigned North Shore residents, believe that all peoples should have equal access to all housing in all communities without regard to race, color, creed or national origin.
>
> This is the American ideal. We believe in the American ideal.
>
> Therefore, we ask that real estate brokers serve all customers alike, and that all listings, including multiple listings, be shown and sold without regard to race, color, creed or national origin.

In addition, 1,617 North Shore citizens showed their support of both the aim and the procedures of the North Shore Summer Project by serving as sponsors. In addition, hundreds of people gave financial backing to the project.

The North Shore Summer Project is indebted to these leaders in their communities for their assistance, which greatly aided the project in terms of communication with the North Shore community-at-large.

How the Realtors Operate Today

In August, NSSP delegates talked with realtors, hoping, now that the changed climate of the cummunity was making itself known to them, they would change their discriminatory practices. NSSP talked to the biggest realtors on the North Shore, those who could exert influence here to make democracy real.

Several weeks past, the board of realtors had adopted a policy whereby individual realtors were free to accept non-discriminatory listings. The North Shore Summer Project was opposed then, and is still opposed, to any system which assumes a house to be closed to minority-group homeseekers unless it carries an "Open Occupancy" designation. NSSP feels an unwarranted assumption of discrimination is made here. The realtors hailed this new form of listing as a great step forward. Why it is not a step in the right direction can be seen as follows:

NORTH SHORE REALTORS STILL REFUSE TO SERVE NEGROES. THEY STILL REFUSE EVEN TO TAKE NON-DISCRIMINATORY LISTINGS.

Firm No. 1 said they felt it would be subterfuge to take a non-discriminatory listing unless all neighbors were polled and approved. Is this acting as the agent of the seller?

Firm No. 2 refuses to accept non-discriminatory listings. This firm forced a family out of their house, breaking an agreement, because the family had dared to want to list their home in a democratic manner.

Firm No. 3 frankly admitted that they could not sell to a Negro in the area where the firm is located. While they said they would accept non-discriminatory listings, their words and actions showed they would not honor them.

Do these actions by leading North Shore realtors fit in with the following statement on the Code of Ethics of the National Association of Real Estate Boards?

> The term realtor has come to connote competence, fair dealing and high integrity resulting from adherence to a lofty ideal of moral conduct in business relations.

While most North Shore realtors will not implement non-discriminatory listings, they will accept a listing which denies whole groups of American citizens the right to look at a house for sale. They are, as Mr. Pfaff himself conceded, the "tools of segregation." When they permit their businesses to be used in this manner, they violate still another precept of their code of ethics:

> No inducement of profit and no instructions from clients ever can justify departure from this ideal (as stated above) or from the injunctions of this code.

Summary Statement

The North Shore Summer Project contends that the realtors are more than agents of the seller. They are arbitrary agents of a system both evil and medieval - and alien to the religious, patriotic and moral beliefs held dear in our society.

The Evanston-North Shore Board of Realtors can change this system. They can revise their policy to conform to the American ideal. They can revise their policy to conform to the wishes of a majority of citizens on the North Shore. And in so doing, they will have their cake and eat it, too. They will have the moral satisfaction of knowing they are doing the right thing, while continuing to make as much or more money than before.

The hundreds of North Shore residents who were the North Shore Summer Project have worked hard this summer to bring about an end to discrimination in our own home towns. We urge you, our realtors, to review these findings, and to review, in your hearts, those practices that until now have made your business the "tool of segregation."

We have raised the issue of segregated housing to the North Shore community. Now the North Shore Summer Project is over. The vigils have ended. The marchers have dispersed.

The concerned citizens here, however, have not dispersed. We will be watching and waiting and hoping that you, the realtors, will use the month ahead to implement the findings in this report and to establish a new policy of equal opportunity in housing for all.

During the months ahead, we will be making plans, hopefully to marshal community support for the realtors' new policies - or else to continue to encourage the realtors to create such new policies.

This next month will see no vigils, no marches, no realty-focused demonstrations. It will see, we hope, a new dawn on the North Shore, when our realtors here will no longer be the only remaining businessmen to ask the race and religion of potential customers before serving them.

UPCS 11-644-65

MEMO FROM THE DESK OF:

Nobbie Morgan

February 9, 1972

Art, this is the situation in unincorporated Winston, Douglas County, Georgia. We (the Winston Community) purchased from the bd of education 4 acres of land when school consolidation came into being. However the deeds are the bd of ed's name. We plan to get this changed to an organization (local) in order to get funds. We are seeking HUD (hope to) financing -- and we hope that with the 4 acres of land and our "in-kind" services -- we will meet the requirements to rebuild the center that was recently destroyed by fire. We would like to house as many programs as possible in this facility to name a few, health, library, senior citizens facilities, clothing for the poor center, and maybe a child care center. We don't even know if we would be allowed to house these programs, but we would certainly like to try for them.

Mr. Bill Clarke → 526-6673 (4)
HUD - 230 Ptree

procedures → [Mtgs. hall → in center
office around outside

under mgt. agreement

1/3 res → poverty level

public facility → two types
city must use for neighx center

grant → 2/3 cost land bldg.

bldg exist

can be near school
↓
dual use of outside space

- if own land, can be part of 1/3 applicant share
- run at least 20 yrs
- co/con be vehicle
- case city lease to assoc.
- relate size → program serve
  $20 a/□' → child care → problems plumbing

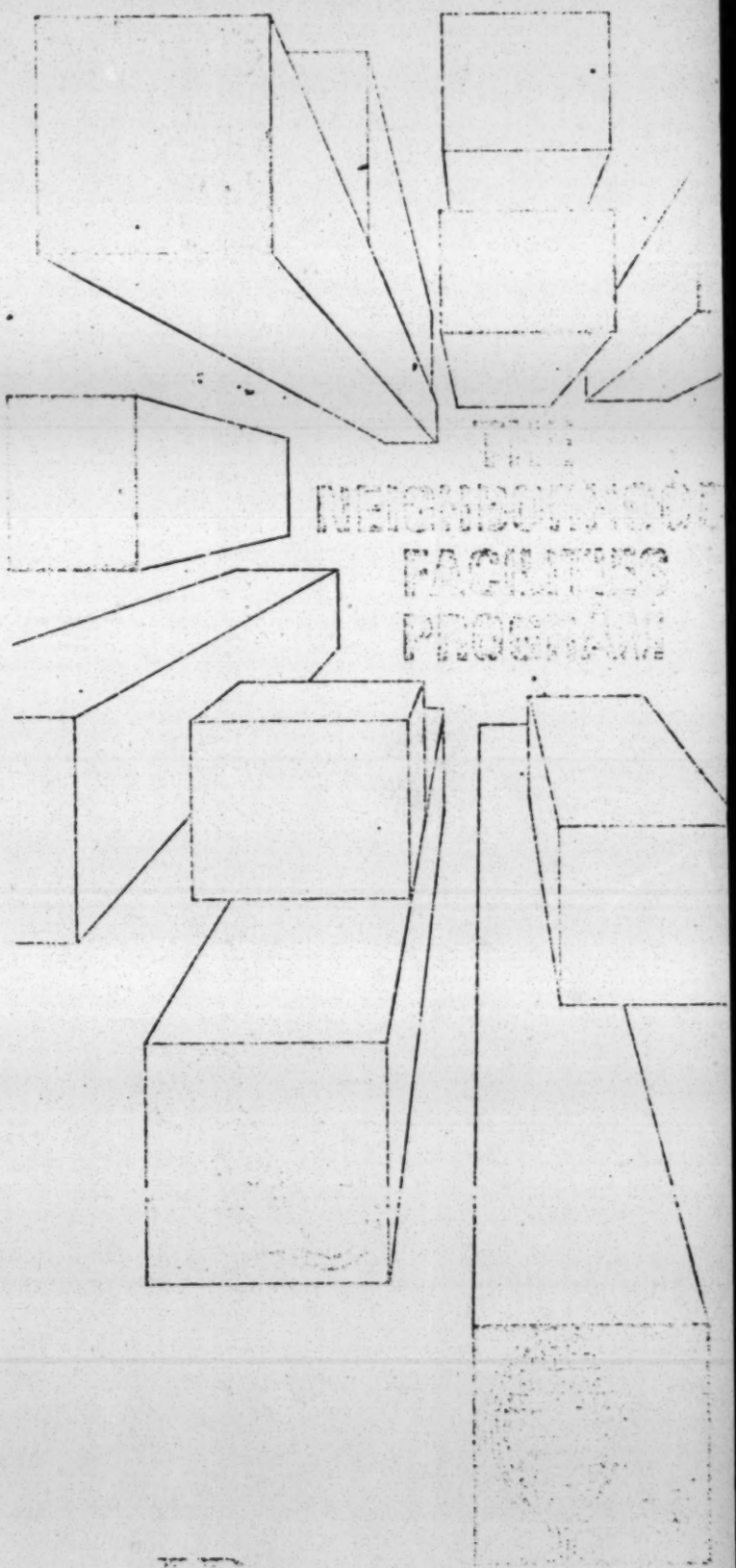
5 acre maximum

playground eligible w/fence

① questionnaire → ② application

* Agencies can be billed for operating of bldg nominal fee

	Connecticut
	Maine
	Massachusetts
	New Hampshire
	New York
26 Federal Plaza	Rhode Island
New York, New York 10007	Vermont
	Delaware
	District of Columbia
	Maryland
	New Jersey
Curtis Building	Pennsylvania
Sixth and Walnut Streets	Virginia
Philadelphia, Pennsylvania 19106	West Virginia
	Alabama
	Florida
	Georgia
	Kentucky
	Mississippi
	North Carolina
645 Peachtree-Seventh Building	South Carolina
Atlanta, Georgia 30323	Tennessee
	Illinois
	Indiana
	Iowa
	Michigan
	Minnesota
	Nebraska
	North Dakota
	Ohio
Room 1500, 300 North Michigan Avenue	South Dakota
Chicago, Illinois 60601	Wisconsin
	Arkansas
	Colorado
	Kansas
	Louisiana
	Missouri
Federal Office Building	New Mexico
Room 13A01, 819 Taylor Street	Oklahoma
Fort Worth, Texas 76102	Texas
	Northern California
	Guam
	Hawaii
	Northern Nevada
	Southern Idaho
450 Golden Gate Avenue, P.O. Box 36003	Utah
San Francisco, California 94102	Wyoming
Area Offices	
	Alaska
	Montana
226 Arcade Plaza Building	Northern Idaho
1321 Second Avenue	Oregon
Seattle, Washington 98101	Washington
	Arizona
Room 1015, 312 North Spring Street	Southern California
Los Angeles, California 90012	Southern Nevada
Ponce De Leon Avenue and Bolivia Street	
P.O. Box 3869, GPO	Virgin Islands
San Juan, Puerto Rico 00936	Puerto Rico



Department of Housing and Urban Development

☆ GPO : 1971 O - 402-455

Bill Clarke - HUD
No. Ga. → 526-6673(4)

THE NEIGHBORHOOD FACILITIES PROGRAM

HUD's Neighborhood Facilities Program provides grants to help local public bodies finance development of neighborhood centers to serve low- and moderate-income communities. These centers can bring to neighborhood residents a wide range of services and activities, including health, educational, social, and recreational programs.

The grants may be used to help finance up to two-thirds the cost of a new building or to rehabilitate an existing structure. In areas which the U.S. Department of Commerce designates as Redevelopment Areas a grant may be increased to three-fourths of the cost of the project.

The Federal grant may be used for such expenses as architectural services, land acquisition, demolishing unneeded buildings, and site improvements, as well as for construction of the neighborhood center. Grants may not be used to cover the costs of operating the center.

Who May Apply

Grants for developing a Neighborhood Facilities project are available to local public bodies and agencies and to Indian tribes. The applicant must be authorized under State or local law to undertake the project. The application must have been approved by the chief executive of the locality or Indian tribe.

Nonprofit organizations may not apply directly but may contract with an eligible applicant to own and operate the facility. Such organizations are required to demonstrate their legal, financial, and technical capacity to carry out the project. In all cases, the public body must retain continuing control over the use of the facility under the contract with the nonprofit organization.

In cases where the nonprofit organization is a religious or sectarian group or is sponsored by such a group, there are additional HUD requirements to assure that the facility will be open to all residents of the neighborhood, regardless of creed.

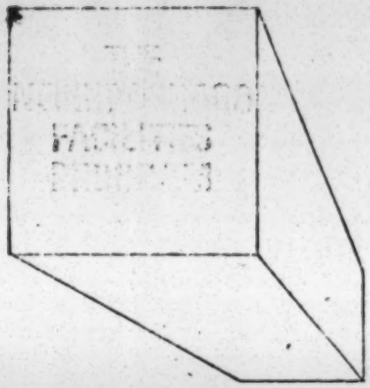
Eligible Projects

Grants are available only for multipurpose facilities which provide a variety of services, including health, welfare, educational, recreational, cultural, social, and similar community services for neighborhood residents. A facility dedicated only to health or recreation, for example, would not be eligible for assistance.

A neighborhood center must be designed to serve the needs of the general population of the service area and not those of a particular sex, age, or minority group. The services provided must be new or must expand and improve those already available in the community.

How to Apply

Communities interested in obtaining Federal assistance for a neighborhood center should request written instructions for filing an application from the nearest HUD Regional Office. See the last page of this leaflet for an address list of Regional Offices.



HUD Priorities

First priority will be given to applications for projects designed primarily to benefit low-income residents and to further the objectives of Community Action Programs in attacking the causes of poverty. Community Action Programs are authorized by the Economic Opportunity Act of 1964.

In an area with a Community Action Program, grant applicants must show that the proposed center is in keeping with Program objectives for combating poverty. In addition, at least one-third of those served must be low-income families.

In areas without Community Action Programs, priority will be limited to proposals directed toward eliminating poverty. In such areas, at least one-half the families served by the planned neighborhood center must be low-income families.

Several other significant factors will be accorded priority by HUD in considering applications. The project should:

- Ensure meaningful participation of local residents and citizen organizations in planning and operating the center.
- Reflect an effort to examine, in depth, characteristic problems of the neighborhood served.
- Identify, involve, and coordinate all service resources, both public and private, including development of an effective central administration.
- Develop a delivery system for services that best suits neighborhood needs.

In addition, the plan for the center and its location must be consistent with comprehensive planning for the community's development. The applicant should consider the possibility of developing nearby park and outdoor recreation areas or green, open spaces to link the center with other community areas of activity.

The Applicant's Share

Applicants may provide the local share of project development costs in cash or through certain noncash contributions. Generally, the local share may not be drawn from other Federal grant sources.

Noncash contributions may not include the value of land and improvements being used for community service programs at the time the application is submitted.

Noncash contributions may include such items as the value of:

- Land and improvements not currently used for service programs and scheduled for the planned project.

- Materials and professional services donated or transferred to the project.

- Site improvements.

- Demolition work.

- Other development services.

Design and Construction

Centers should be attractively designed to enhance the neighborhood and should be of economical design, construction, and materials. The design should reflect the multiservice nature of the program offered and be flexible enough to meet changing needs and numbers of people served. The applicant's architect develops and prepares all project plans and specifications. Construction contracts are awarded on the basis of competitive bidding to the lowest responsible bidder.

The Neighborhood Facilities Program is authorized by Section 703 of the Housing and Urban Development Act of 1968, as implemented by the Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development.

Equal Opportunity

Projects assisted by HUD are reviewed for their contribution to advancing the national housing goals and responding to human needs. Generally, these projects may not promote conditions which result in discrimination in housing opportunities or community services. They may not promote inequities in employment of racial or other minority groups.

Title VI of the Civil Rights Act of 1964 and HUD regulations prohibit discrimination on the grounds of race, color, or national origin in housing facilities and services provided with Federal financial assistance.

Contractors and subcontractors engaged in the construction of housing or facilities receiving Federal financial assistance are required not to discriminate and to adopt an affirmative action program to achieve equal employment opportunity.

Applicants for assistance under HUD programs will be notified at the earliest possible time—usually before filing formal applications—of the relevant equal opportunity provisions that apply to the facilities involved in the application. At such time, any questions regarding equal opportunity can be answered specifically and in detail.